

122
12-07-19

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/07/2019

Certificate No. S0K2019G150

GRN No 53564154



Stamp Duty Paid : ₹ 577500
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krishanpal

H.No/Floor : Na

City/Village : Sirhol

Phone: 94*****90

Sector/Ward : Na

District : Gurgaon

Others : Mahavir naeraj dheeraj parveen yadav

LandMark : Sirhol

State : Haryana



Buyer / Second Party Detail

Name : B m gupta Developers Private limited

H.No/Floor : 5958/49

City/Village: Delhi

Phone : 94*****90

Sector/Ward : Na

District : Delhi

Others : Na

LandMark : Basti harphool singh sadar thana rd

State : Delhi

Purpose : Non Judicial Stamp Paper for Collaboration Agreement

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

Krishanpal

[Signature]

[Signature]

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[Signature]

[Signature]

Government of Haryana

GRN No: 0053560011 Date: 11 Jul 2019 21:58:26

Office Name: 0362-TEHSILDAR REWARI

Treasury: Rewari

Period: (2019-20) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	50000
0030-03-104-97-51 Pasting Fees	3

PD AcNo: 0

Deduction Amount: ₹ 0

Total/Net Amount: ₹ 50003

₹ Fifty Thousands Three Rupees

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-

PAN No:

Tenderer's Name: M s B M Gupta Developers Pvt L

Address: Delhi

Particulars: Registration Fee And Pasting Fee

[Signature]

Cheque/DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900077811072019

Payment Date: 11/07/2019

Bank: SBI Aggregator

Status: Success

Government of Haryana

GRN No: 0053560048 Date: 11 Jul 2019 21:58:26

Office Name: 0362-TEHSILDAR REWARI

Treasury: Rewari

Period: (2019-20) One Time

Head of Account	Amount ₹
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Particulars: Registration Fee And Pasting Fee

[Signature]

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Detail: Depositor's Signature

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Bank CIN/Ref No: 000150900077811072019

Payment Date: 11/07/2019

Bank: SBI 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.

STAMP NO.S0K2019G150

DATE 11-07-2019

AMOUNT Rs.5,77,500/-

COLLABORATION AGREEMENT

This **COLLABORATION AGREEMENT** (hereinafter "Agreement") is made and executed at Rewari on this 12th day of July, 2019.

BETWEEN

Mr. Kirshan Pal – Mahabir sons of Sh. Jaswant Singh S/o Sh. Tej Singh & Mr. Necraj – Dheeraj sons of Sh. Balraj Singh S/o Sh. Jaswant Singh & Mr. Parveen Yadav S/o Sh. Ramphal S/o Sh. Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana) (hereinafter jointly referred to as "Owners" which expression shall, unless repugnant to the context thereof, be deemed to include their heirs, attorneys, successors, and permitted assigns);

All above being the party of the FIRST PART.

AND

M/S B. M. GUPTA DEVELOPERS PVT. LTD. (CIN: U45400DL2008PTC175758) a company incorporated under the Companies Act, 1956 and having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi – 110006 (hereinafter referred to as "Developer" represented through its Authorized signatory **Mr. Ravi Shanker Gupta** authorized by board resolution dated 10-07-2019 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) being the party of the SECOND PART;

The "Developer/Second Part" and the "Owners/First Part" shall hereinafter be individually referred to as the "Party" and collectively as "Parties".

The Annexures to the present agreement and the Recitals herein under are an integral part of this Agreement.

WHEREAS the Owners are the absolute and lawfully recorded Owners and in physical possession of agricultural land forming part of Khewat No.112, Khatoni No.130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring 15 Kanai 18 Marla situated in the revenue estate of Village Dhaliyawas and Khewat No.37, Khatoni No. 41, Rectangle No.1, Kila No. 6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring 28 Kanai 2 Marla situated in the revenue estate of Village Dhamlaka, Sector 26 & 27, Tehsil & District Rewari, Haryana. The total land of both the villages comes to 44 Kanai or 5.50 Acres vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439 and Aksh Sazra) provided by the Landowners is attached as ANNEXURE-A). (Hereinafter referred to as the "the Said Land").



For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

प्रलेख नं:3122

दिनांक:12-07-2019

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	ढातिगावास

धन संबंधी विवरण	
राशि 28875000 रुपये	स्टाम्प टैक्स्ट की राशि 577500 रुपये
स्टाम्प नं : SOK20190150	स्टाम्प की राशि 577500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:53568048 पेस्टिंग शुल्क 0 रुपये
Drafter By : Vinay Yadav Adv	
Service Charge 0	

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:52:00 PM बजे श्री/श्रीमती /कुमारी कृष्णपाल-महावीर-नीरज-धीरज-प्रवीण यादव पुत्र जसबल्लभ सिंह-बलराज सिंह-रामपाल निवात सिरहोत द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संलग्नत पंजीकृत अधिकारी (रिवाड़ी)
सबुक्त सब रजिस्ट्रार
रेवाड़ी

हस्ताक्षर प्रस्तुतकर्ता
कृष्णपाल-महावीर-नीरज-धीरज-प्रवीण यादव

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS B.M GUPTA DEV.PVT.LTD. DELHI (छा) बजरिये रवि शंकर गुप्ता OTHER पुत्र - हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/रुचिन एडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रज सिंह निवासी रेवाड़ी ने की।
साक्षी नं:1 को हम गम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संलग्नत पंजीकृत अधिकारी (रिवाड़ी)
सबुक्त सब रजिस्ट्रार
रेवाड़ी

AND WHEREAS, the Developer contemplate to develop the above said land by developing Deen Dayal Jan Awas Yojana - Affordable Plotted Housing Policy, 2016 (DDJAY-APHP,2016) (hereinafter "Project") thereon after obtaining the requisite license from the concerned authorities and getting the plans sanctioned/approved from the competent authority. However, if due to any circumstances like Deen Dayal Jan Awas Yojana no more available, the Developer is free to choose other government scheme including but not limited to extension of its previous plotted colony.

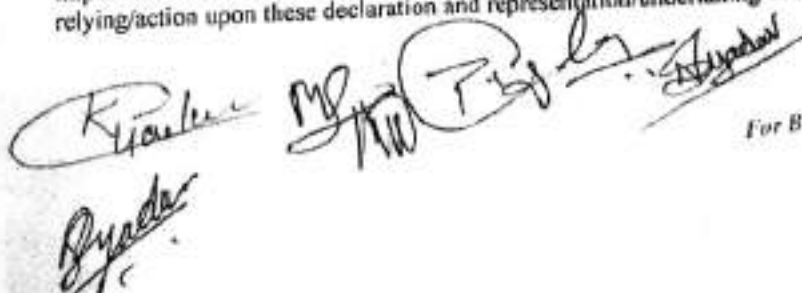
AND WHEREAS the Owners/First Part are not fully equipped to execute and complete the work of development and construction of the proposed project and have approached the Developer/Second Part who is engaged in the development and constructions of various types of buildings and is well experienced in the line of business and as such the Owners wish to collaborate with the developer in the execution and completion of the said project on the said land in terms of the license and approvals granted.

AND WHEREAS the Owners/First Part assure and declare that they are the legal and absolute owners of the Said Land and have full rights to enter into this collaboration agreement with the Developer/Second Part and there is no dispute/family dispute, litigation charge, mortgage or any third party's interest of any nature.

AND WHEREAS the Developer, relying upon the aforesaid representations, assurances and declarations given by the Owners, has agreed to undertake the development, execution, marketing and completion of the said Project as may be licensed by the competent authority (hereinafter referred to as the "said Project") on the said land on the terms and conditions hereinafter appearing herein under.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:

1. That the subject matter of this Collaboration Agreement between the Owners and the Developer regarding the total land admeasuring **44 Kanal or 5.50 Acres**, as per **Annexure-A** to the present Agreement for utilizing the same for Development and construction of the said Project. The Developer M/s B. M. Gupta Developer Private Limited shall be responsible for compliance of all the terms and conditions of License/Provisions of the Haryana Development and Regulations of Urban Areas Act, 1975 and the Rules made there under till the grant of final completion certificate for the colony or relieved of the responsibility by the DGTCP, Haryana, Chandigarh whichever is earlier.
2. That it is acknowledged and confirmed by the parties that the present Agreement is for development of the subject land and does not constitute sale of the land and hence the Owners shall continue to be the owners of the subject land as per the above respective shares.
3. That the Owners further declare that notification u/s 4/6 of Land Acquisition Act has not been issued/published by the Government land acquisition Department in respect of the said Land.
4. That the said land is not mortgaged/charged/encumbered.
5. That the Owners have declared and represented to the Developer that there are no disputes or any other encumbrance of any kind whatsoever relating to the said land and the said Land is free from all encumbrances, mortgage, charges, gifts, liens, hypothecation, attachments, liabilities, tenancy, un-authorized occupation, claim and litigations and acquisition/charge/encumbrance and the Owners shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/action upon these declaration and representation/undertaking of the Owners.



For B.M. Gupta Developer Pvt. Ltd.

Authorized Signatory

Reg. No.

Reg. Year

Book No.

3122

2019-2020

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- कृष्णपाल-महावीर-नीरज-धीरज-प्रवीण यादव
दावेदार :- thru बजरिगे रवि-शंकर गुप्ता OTHERMS B.M GUPTA DEV.PVT.LTD.
DELHI
गवाह 1 :- सविन एडवोकेट
गवाह 2 :- मन्जीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3122 आज दिनांक 12-07-2019 को बही नं 1 जिल्द नं 617 के पृष्ठ नं 184.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 8253 के पृष्ठ संख्या 80 से 86 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निधान अंगूठा मेरे सामने किये है।

दिनांक 12-07-2019

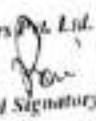
उप/संयुक्त पंजीयन अधिकारी (रिवाडी)
संयुक्त एवं संचालक
रेवाड़ी

6. That in case said land or any part thereof comprised in and subject matter of this Agreement declared belonging to the Owners, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owners or any one claiming title paramount to the Owners Or on account of any cause or causes whatsoever including relating to any outstanding(s), claim(s), taxes(s) etc. on the Owners, the Owners shall be liable for the damages, losses, costs and expenses sustained by the Developer and/or intending buyers of whole or part of the Plotted land/built-up/unbuilt-up areas of the Developer share, the Owners expressly agrees to keep the Developer and the intending buyers of whole or part of the Developer's share of the Plotted land/built-up/un-built-up areas harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the Developer or the intending buyer may sustain or incur by reason of any case or cases whatsoever. In case the Owner's share is constructed, such losses, damages shall be first adjusted/recovered from the Owner's share of the area of project and/or proceeds thereof under this Agreement.
7. That if, Owner's title or rights of possession are challenged in any court of law, thereby any claim, demand, tax litigation or any other court order of any nature whatsoever, as started in preceding clause, then it is a condition of this Agreement that the work of development and/or any other matter incidental to this Agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner's share of the area of project and/or proceeds thereof.
8. That at the desire of the Developer, the Owners shall execute Special Power of Attorney and/or any other document or papers in favour of the Developer or it's nominee to enable the Developer to apply for regulatory approvals, licenses, sanctions and no objections for development of the said land is required and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required, the Owners have to sign the same to enable the Developer to obtain the necessary license/permission and complete the development of the said Project on the said land. The Owners shall sign the same without raising any objection in any manner whatsoever and within the stipulated period. If, at any stage, any previous Agreement/collaboration/development Agreement executed by the Owners with any third party or any advance taken by the Owners in relation to the said land or any part thereof is noticed and the project is delayed, then the time agreed for development shall be deemed as extended and it shall be sole obligation of the Owners to settle all such claim/claims at their own cost and the Owners do hereby keep the Developer indemnified against all such claims.
9. That the Owners further undertake that they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment the development of the said kind of the 'Development'.
10. That the Developer, relying upon the aforesaid representations, assurances declaration and undertakings given by the Owners, undertakes to develop the said Land, at its own cost and expenses, and with its own resources after procuring/obtaining the requisite Permissions/License/CLU, sanctions and approvals from all Competent Authorities and thereafter to construct on the said Land, after getting the plans sanctioned/approval from the concerned authorities. The Owners agree in accordance with the terms and conditions herein recorded to place at the complete disposal of the Developer, the said Land, and to irrevocably vest in the Developer all discretion of the Developer for obtaining the requisite Permissions/License/CLU, sanctions and approvals for development, construction and completion of the proposed said Project on the said Land.





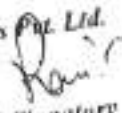



For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

11. That the approved site/building plan for the said Project shall be in accordance and conformity with the Zonal Plan and the rules and by-laws of the Director General, Town & Country Planning, Haryana, or such other Authority as may be prescribed thereof pertaining to the said Land as may be enforced in the area.
12. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed said Project and get them approved /sanctioned from the Competent Authorities. For this purpose, the Developer undertakes to engage and employ Architect or Architects at its own cost and expenses. The Developer shall, for and on behalf of the Owners, apply to the Director General, Town & Country Planning, Haryana or such other Authorities as may be concerned in the matter for obtaining the requisite Permissions/License/CLU, sanctions and approvals for the development and construction on the said Land, the proposed said Project in accordance with the applicable Zonal Plans. However, the Developer shall be entitled to make or agree to such variations in the design, of the plans as may be required or considered by the Developer desirable or necessary.
13. That the entire amount required for the cost of development/construction of the said Project including the charges and fees of the Architect(s), preparation of plans as also all other statutory fees and charges incidentals thereto shall be wholly to the account of the Developer.
14. The Statutory Payments payable to the Government on account of External Development Charges (EDC) and Infrastructure Development Charges (IDC), if any shall be borne by the Developer.
15. That the Owners covenant with the Developer that Owners shall supply and provide all documentary evidence as may be required to be submitted to the Director General, Town & Country Planning, Haryana or any other Authorities concerned with the matter and further that the Owners shall also sign and execute all such other documents, letters etc. as may be necessary for development, construction and completion of the said Project and for giving effect to the terms of this Agreement.
16. That the Owners shall render to the Developer all assistant necessary and undertakes to sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including Power of Attorney(s), as the Developer may require in its name for the purpose of submitting applications to the various authorities for requisition of License/CLU, permissions, approvals, sanctions and all other matters required statutorily to be done and performed in connection with the commencement and completion of the said Project on the said Land and for the sale of Developer's Allocation in the said Project building and for all purposes mentioned in the draft of Power of Attorneys approved by parties hereto till the duration and full implementation of this Agreement in all respects.
17. That the Owners shall assist the Developer to defend and otherwise respond to any proceeding(s) that may be initiated by any person(s) in regard to any portion of the said Land which may be instituted at any time hereafter before any Court or other authority and all costs in regard thereto shall be borne by the Owners if such proceeding pertains to the defect in Ownership or title of the Said Land.





For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

18. Simultaneously, on signing of this Collaboration Agreement, the Owners have handed over the actual vacant physical possession of the said Land to the Developer for purposes of developing, construction and marketing the said Project agreed to be developed under these presents and to enable the Developer to discharge its part of obligations. It is clarified that on execution of this Agreement, the Developer shall be entitled to enter upon the said Land, survey the same and carry out the work of development, construction and completion of the said Project on the said land and put up their hoarding/sign boards at site to show its presence/interest in the said Land with the legend that the Project to be developed and constructed, wherein the public is free to book the areas/spaces in conformity with the plans sanctioned by the Competent Authority and to have site office thereon. The handing over of the possession by the Owners to the Developer is irrevocable and the possession of the said land once delivered/handed over to the Developer for the purpose of the aforementioned project shall not be disturbed or interfered with/by the Owners or his/their representative. Notwithstanding anything contained in this Agreement, the possession of the Said Land will be restored to the Owners if the Developer fails to obtain the eligibility confirmation/LOI from DGTCP ("Eligibility Letter") within one year of the date of this agreement or such extended period as agreed upon between the parties. To brief, the possession of the Said Land will remain with the Developer till the termination of this Agreement.
19. That this Agreement comprises the right of the Developer to Develop/build upon the **Said Project** in accordance with the terms of this Agreement and to own as property belonging to the Developer and/or to sell, book, dispose off the whole of its share of the Plotted Land/built-up/un-built-up areas (**Developer's Allocation**) of the said project and to retain the sales proceeds thereof for its use, benefit and sole account as also the right to use the common areas and common facilities at the will of and at the sole discretion as may be decided by the Developer, from time to time, subject to the obligation of the Developer to develop/construct for the Owners, the "**Owner's Allocation**" in the proposed said project to be develop/built by the Developer.
20. That in consideration of the Owners providing the said land and the Owner's part of the deliveries/obligations under this Agreement and Developer develop/raising the construction of the Said Project under this Agreement, the parties have agreed to divide the Plotted lands/built-up/Sanctioned FAR area in the following manner:

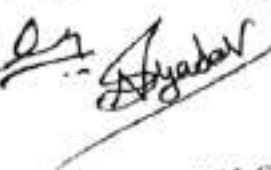
OWNER'S ALLOCATION	(A) Developed Plotted area which amounts to 1300 Sq.Yards per acre of land. (B) 50% of the available shops area along with the common area against payment of Rs. 350 per sq. ft. of the built-up area to the developer including basement, if any.
DEVELOPER'S ALLOCATION	(A) Balance of developed plotted area after the owners' allocation. (B) 50% of the available shops area together with the common areas.

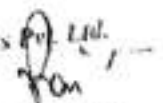
Further, the owner of land shall be at liberty to sell the plots of their share or carry out construction of floors & before starting construction; obtain necessary approval of building plans from competent authorities.







For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

21. It is, however, made clear that the Owners have provided the said Land free from all encumbrances and the Developer undertakes to develop the same, at its own cost and expenses, and divide the area in the above-agreed proportion.

Besides that, Developer is also making the Non-refundable security deposit of Rs. 20 Lakhs per acre. The said amount is being paid in the form of Post-dated cheques to the Owners in equal proportion of their right in the land by the Developer by way of the following RTGS/NEFT mode details:

S.No.	IN FAVOUR OF	BANK	DATED	CHEQUE NO.	AMOUNT
1	Neeraj Kumar Yadav	PNB	30-08-2019	279602	13,75,000/-
2	Dheeraj Yadav	PNB	30-08-2019	279603	13,75,000/-
3	Parveen Kumar Yadav	PNB	31-08-2019	279604	27,50,000/-
4	Mahabir Singh Yadav	PNB	02-09-2019	279605	27,50,000/-
5	Kirshan Pal Yadav	PNB	03-09-2019	279606	27,50,000/-

22. The Owners shall get agreed proportionate area of the Plotted land/built up area in the aforesaid proportion in the project out of the residential/commercial component area only earmarked in sanctioned plan of the project for Residential & Commercial purposes and not from any other areas, irrespective of the fact that Owner's land as mentioned herein above, falls in other part/uses of the land. Also, the owner may not get his portion of share on the same piece of land which it is owning as mentioned in schedule of the land given below. The Owner's share may be located anywhere in the Project. The balance Developed Area (Developer's Share) in the said project shall go and will be owned and retained by the Developer in lieu of and consideration of the development/construction of the said area and the Developer shall become exclusive Owner of the Developer's share of the area and only Developer shall have the right to sell/develop the said Plotted land/built-up area for other purposes other than residential/commercial. The Owner shall remain Owner of allotted area of residential plots/commercial shops of the developed area. The Common Area of the project such as roads, services, community sites and other structures, except the community areas will be proportionately owned/controlled. The Developer, by virtue of this Agreement shall be entitled to book/allot/sell the plots/commercial component and or enter into Agreement to sell with third parties. The Developer shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required and the Owners shall become party to the conveyance as and when required by the Developer. Further, if required, Developer shall join and confirm such sale by executing all and every transfer document /deed in favour of the Transferees. The costs of such conveyances including stamp duty and registration expenses, and all other legal expenses shall be borne and paid by the Transferees. The Owners shall execute further Registered SPA in favour of the Developer's or its nominee that Developer shall be fully entitled to book/allot/sell/transfer/dispose off and receive consideration directly in its name for its use. The Owners however, at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey Developer's unsold area in third party's favour, without being entitled to any further money or consideration for that matter.

That as stated above the Developer upon execution of this collaboration Agreement would be making huge expenses to seek the license/CLU sanctioning of the zoning plan and also the construction of the project. Therefore, the present collaboration Agreement cannot be revoked or cancelled by the Owners in any manner whatsoever. After approval of the zoning plan, and once the Developer issues the allotment letter to the Owners for allocation of Owner's share, the Owners shall be contractually bound to authorize the Developer for dealing with Developer's share in any manner whatsoever and for that purpose the Owners shall get either a GPA/SPA registered or alternatively, the Owners shall be bound to get the sale deed registered in favour of

[Signature]
[Signature]

[Signature]

[Signature]

For B.M. Gupta Developers Pvt. Ltd.

[Signature]
 Authorised Signatory

the Developers and the Owners shall be bound to confirm as a confirming party to the sale of the Developer's share. The present collaboration Agreement is to specify and state that the Owners bind themselves to execute and get each & every document registered which the Developer may require to deal with the Developer's share in the project. Any losses and/or damages suffered by the Developer on account of any default on the part of the Owners would be accounted for against the Owner's share in the project.

23. The Developer, at its absolute discretion, shall demolish all structure "Kacha" or "Pacca" existing on the said land before the Developer applies for requisite approvals and sanctions.
24. That the Owners shall, at its own will and discretion may authorize the Developer to book for sale/sell/lease the area falling under the Owner's Allocation to the prospective buyers/tenants, in whole or in parts, on prevailing rates fixed by the Developer and to receive payments and issue receipts thereof on behalf of the Owners, who will in turn transfer the same to the Owners within ten (10) days from the date of receipt of such payment in the Developer's account. The Developer shall be entitled to take its service charges from the Owners for such services which shall be over and above the Broker's commission if any.
25. That the Developer shall commence and complete the development/construction of the said Project by providing the entire finance, equipment, inputs, material infrastructure and expertise necessary to construct the said Project in accordance with the sanctioned plans and any modifications thereof as may become necessary during the progress of the work.
26. That the Developer undertakes to secure the Eligibility Letter/LOI or Commercial License at the earliest and latest by within one year from the date of execution of this agreement or any other extended period agreed upon between the parties. That the Developer further undertakes to finish the development not later than 24 months from the date of this agreement with a grace period of 3 months, except in the force majeure circumstances such as fire, act of God, irresistible force, civil disobedience, riots, terrorism, natural calamity, war, enemy action or by reason of non-availability of steel and / or cement or other building materials or water supply or electric power or slow down, strike, lockout, civil commotion or by any other reasons whatsoever beyond the control of the Developer including the delay in granting such approvals, license, sanctions, permissions or notification or any action by Government or any Statutory Authority or Court's orders or any such similar situation which prevents the progress of the development/construction. In such case the Developer shall be entitled to a reasonable extension of time for completing the said Project. However, except in case of force majeure circumstances, if the developer fails to offer the handover of the full/part share of plotted land to the owner except commercial share, a penalty of Rs. 150/- per sq. yd. per month of the remaining plots will be applicable till such offer of possession.
27. That based on this Agreement, the Developer shall be investing substantial amount in the project. It is clearly understood and agreed between the parties and thus forms the integral condition of this Agreement that after execution of this Agreement, the Owners or their nominees or their legal heirs will not revoke, terminate, cancel or back out from this Agreement under any circumstances other than as provided for in the termination events set out in this Agreement. In such eventuality the Developer without prejudice to its other rights will be entitled to get this Agreement fulfilled through a suit for specific performance at the cost and risk of the Owners.
28. That the Developer shall be entitled for refund of all fees, advance and other charges of whatsoever nature deposited by the Developer with various authorities for seeking various approvals etc. for the said Project and the Owners undertake to refund such amount to the Developer within 10 days of the receipt of such refund if such amount is refunded to the Owners.

For B.M. Gupta Developers Pvt. Ltd.

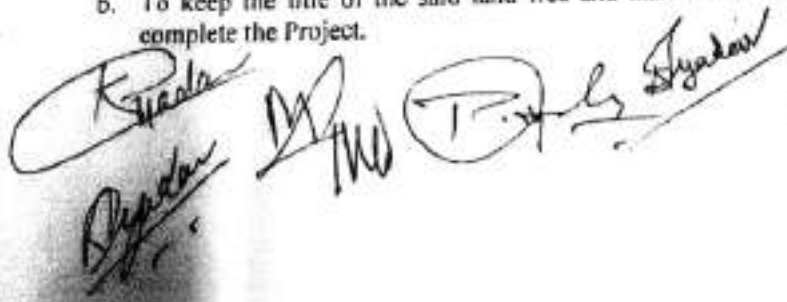
Authorized Signatory

29. The Developer shall be solely responsible and liable for payment of all dues to its workers/employees and statutory compliance of labour law, rule and regulation as are in force or introduction from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety, resulting in injury or damage to workmen, plant and machinery or third party.
30. The Developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employee, neighbour or any other person shall be borne by the Developer and Owners shall be absolved of and indemnified by the Developer of any financial or other liability in this regard.
31. The Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said Project and/or booking/allotment or sale/Lease of Developer's share of developed/Plottedland/built or un-built areas of the said Project.
32. The Developer and the Owners shall be entitled to retain or let out or allot or enter into Agreements for sale/lease or to dispose of the Plotted land/built-up area of their respective share/allocation to any party either in whole or in parts, to receive the payments thereof and to execute the necessary documents in favour of the such prospective allottees as stipulated herein. The Owners shall also join hands, if necessary, in executing the documents in favour of such prospective allottees of Developer's allocation and all receipts shall be issued for and on behalf of the Owners for Owner's allocation and the Developer conclusively thereby binding both the parties for the transaction. However, it is made clear that the financial liabilities will be of the party who receive any amount from the buyers, lessees or the tenants as the case may be in respect to their area allocation.
33. That the maintenance services of the project will always be vested with the Developer and/or an agency appointed by it and the Owners shall be liable to comply with all the terms and conditions of the Maintenance Agreement with the Developer and/or its appointed agency. The Owners shall pay the prevailing maintenance charges for the unsold/self-occupied areas of their allocations. After the occupation, the Buyers/lessees upon occupying their areas shall pay the prevailing maintenance charges including the deposits. The liability to pay the Maintenance Charges shall accrue from the date of deemed possession i.e. the date when the Developer give notice of possession of the proportionate area or part thereof;
34. That the Owners and the Developer shall be bound to comply with all the terms and conditions of Permissions/Licenses/Eligibility Letter/LOI/Commercial License and Agreement with the Director General, Town & Country Planning, Haryana, Chandigarh/Competent Authority/Concerned Authority in respect of the said Project sought to be developed.

35. OBLIGATION OF THE OWNERS:

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

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this Agreement at its own cost and expenses.
- b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.



For B.M. Gupta Developers Pvt. Ltd.
Authorized Signatory

- 9-
- c. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the Government and/or other authorities including the sanction of Building Plans, Revised/Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.
 - d. To permit the Developer to set up infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel duly authorised by Developer.
 - e. To execute and sign all necessary documents required by the relevant-Government authorities for smooth execution of the 'Project' including obtaining temporary/permanent electric connection from Electricity Authority/Board, Water connection, Tube well etc. It is understood that by doing so the Owners shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
 - f. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
 - g. To execute and sign irrevocable Power of Attorney in favour of the Developer and/or its agents to enable the Developer to sign Agreement for sale/Agreement for Lease in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
 - h. To defend, compromise & settle, all suits, proceeding and cases jointly with the 'Developer that may be initiated by any third party against any/all acts of the Owners or Developer with regard to development, construction and marketing of the project.
 - i. Not to enter into any Agreement or arrangement for the development of the said land except the Developers or its nominee(s).
 - j. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNERS, the same will be returned by the OWNERS to the DEVELOPER within 10 days of the receipt of the same and in the event of any delay beyond this period, the OWNERS will pay interest @2% per month on the amount so received.
36. The Owners will give an Irrevocable Special Power of Attorney to the Developer, authorising the Developer to initiate any litigation against the third party/Government, to appear before any Tribunal or any other Authority to obtain the license/permission to develop the Said Land and to create charge, encumbrance, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and furthermore, do all the acts and deeds which are necessary for the Developer with regard to the Said Land.
37. The parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.











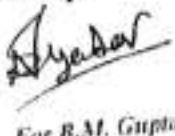

For B.M. Gupta Developers Pvt. Ltd.

 Authorised Signatory

38. The Owners as well as the Developer shall be entitled to market their respective allocated areas in the Project/building at their own cost. All costs on marketing, including advertisements, publicity and brokerage shall be borne by the parties for their respective areas. The Developer shall be entitled to execute the necessary Buyer Agreement and conveyance Deed/ Sale Deed in favour of the buyers and if required by the Developer, the Owners shall become party to such Agreements/deeds.
39. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing shall be prepared by the Developer to maintain uniformity of general terms including for maintenance of the developed plotted land/ buildings.
40. All the common areas and facilities of the project shall be maintained by the Developer and/or their Nominee/Maintenance Agency. All the buyers, including those of the Owner's allocated areas shall sign a separate Maintenance Agreement with the Maintenance Agency and pay maintenance charges, replacement fund, sinking fund, Advance etc. at such rates as may be fixed/demanded by the Developer/Maintenance Agency and/or an Association of Buyers beyond five years from the date of handing over of the Owner's share as the case may be. The Owners shall also pay such charges accordingly in respect of their respective areas, if not sold or remaining unsold.
41. All type of rates, cess, tax liabilities or financial obligations with respect to the Project land which might so far have been incurred till the date of signing of this Agreement shall be met and discharged by the Owners. The Owners shall keep the Developer fully indemnified against any such liability or financial obligation of the Owners. After taking over the possession of the respective allocated area, all taxes, charges, levies of any outflows in respect to the project/unsold areas shall be shared between the parties in proportion to the sharing of areas between them and these might be passed on to the buyers as may be decided by them for their respective allocation.
42. All taxes, levies such as Goods and Service Tax and Works contract tax as may be applicable with regard to construction/development of the project up to the date of issuance of occupation certificate shall be borne and paid by the Developer. However, the parties shall bear their respective income tax liabilities on the income generated out of this transaction and the individual tax liability as regard to the income and assets must be accounted for by the party independently without any liability of each other in this respect. The Goods and Service Tax, if applicable, over the Owner's share of the area shall be paid and borne by the Owner's alone.
43. During the period of development/construction till the date of occupation of the project, the Developer shall be entitled to keep the building properly insured against fire, war, natural calamities, riots etc. and shall pay the premium for that purpose. The Allottee(s) of the sold area and the Developer and the Owners, in case of the unsold area shall proportionately bear the cost of such insurances.
44. The Owner agrees that the Developer does have right to create mortgage or charge or any sort of encumbrance over the said Land or raise any finance against security of the said Land from any bank/financial institution.
45. That the Owners shall authorize or execute irrevocable Power of Attorney in favour of Developer for the registration of sale deed in the office of registrar Rewari on their behalf for the area under Developer allocation and/or the Owners themselves appear before the registrar at the time of registrations of sale deeds if so desired by the Developer and/or the Owners shall become party to such sale deeds.


For B.M. Gupta Developers Private Ltd.
Authorized Signatory

46. That no changes, modifications or alterations to this Agreement shall be done without mutual consent of the parties in writing hereto.
47. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and to execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
48. That the failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each & every provision.
49. That in pursuance of the obligations and parties hereto duly performing and observing all the covenants herein contained this Agreement shall not be revoked or cancelled and shall be binding on both the parties and their successors, administrators, legal heirs, assignees, executors and liquidator.
50. That this Agreement is not and shall not, however, be deemed to be constructed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
51. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to applicable law and remaining provisions of this Agreement shall be valid and enforceable in accordance with the terms.
52. That it is an integral and essential term of this Agreement that the name of the said Project shall be decided exclusively by the Developer at its sole discretion and Owners shall not have any objection for the same.
53. That this Agreement shall always be subject to the usual force major circumstances. Notwithstanding anything to the contrary contained under this Agreement, it is specifically agreed between the Parties that any time taken by any Authority in granting any approvals, consents, plans, sanctions, licences etc. shall be excluded from the computation of any time in the completion of any work to be completed by the Developer and/or the obligations of the Developer under this Agreement.
54. That both the parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered between them of their free will.
55. In case of any dispute or difference, the parties shall try to settle the same amicably, failing which the matter shall be referred Arbitration under the Arbitration and Conciliation Act, 1996 which shall consist of three Arbitrators. The Owners shall appoint one Arbitrator on their behalf and the Developer shall appoint one arbitrator and the two arbitrators so appointed shall appoint a third Arbitrator. The venue of arbitration shall be Rewari. However, the work of development and/or completion of the said Project and/or any other matter incidental to this Agreement shall not at any time or during or after arbitration proceeding, be stopped, prevented, obstructed or delayed in any manner whatever. All the matters directly or impliedly concerning this Agreement shall be subject to the jurisdiction of Courts at Rewari only.






For B.M. Gupta Developers Pvt. Ltd.
Authorised Signatory

56. That the said Registered Collaboration Agreement dated 12-08-2019 will be irrevocable and no modification/alteration etc. in terms and conditions can be undertaken except after obtaining prior permission of DGTCP, Haryana Chandigarh.
57. All communications between the parties shall be sent through registered post at the Addresses of the Parties or against receipt by hand.
58. This Agreement shall be executed and the original copy of the same shall be retained by the Developer and its copy shall be retained by the Owners.
59. That one copy belonging to the Developer shall be got registered with the concerned registrar and the Owners shall remain present for such execution before the registrar on the time and date fixed by the Developer.

IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE DAY, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

SIGNED AND DELIVERED BY WITHIN NAMED DEVELOPER

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

SIGNED AND DELIVERED BY WITHIN NAMED OWNERS



Witness:

1. Seekin Adv. Kewari

2. Manjeet Singh Bb Ravi Singh
Rb Kewari



The above said instrument
drafted as per instructions
submitted to the Registrar
on 12/08/2019
12/08/2019
12/08/2019

ANNEXURE- A

SCHEDULE OF LAND

Village	Rect. No.	Kila No.	Area (Kanal-Marla)
Dhaliyawas	37	3/2	7-0
		4/2	5-11
		7	3-7
Total			15-18

Village	Rect. No.	Kila No.	Area (Kanal-Marla)
Dhamlaka	1	6/1	0-8
		6/2	3-8
	2	7	4-13
		8/3	5-3
		9/3	2-2
		10	6-2
		13/1/2	2-6
		14/1	4-0
Total			28-2
Total Land			44 Kanal or 5.50 Acres

[Handwritten signatures and initials]

For B.M. Gupta Developers Pvt. Ltd.

[Signature]
Authorised Signatory

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 10/08/2023

Certificate No. SDJ2023H271



Stamp Duty Paid : ₹ 101

QRN No 105922586



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Vaibhav

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirohal

City/Village : Sirohal

District : Gurgaon

State : Haryana

Phone: 88****73

Others : Manhu yadav tanisha yadav bijwana dev

3735
28-08-23



Buyer / Second Party Detail

Name : B m gupta Developers Pvt Ltd

H.No/Floor : 5th

Sector/Ward : 26

LandMark : Bmg cily centre garhi bolni road

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 94****03

Purpose : NON JUDICIAL STAMP PAPER FOR Supplementary Collaboration Agreement

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

Deibhav 31/08/2023

Yanish



REWARA

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 17-08-2023 (Cash) 11-08-2023 (Chq/DD)		*0105924611*			
GRN No.: 0105924611		Date: 10 Aug 2023 16:44:50			
Office Name: 0362-TEHSILDAR REWARD					
Treasury: Reward					
Period: (2023-24) One Time					
Head of Account		Amount		₹	
0000-03-104-99-51 Fees for Registration		100			
0000-03-104-97-51 Passing Fees		3			
PD AcNo: 0					
Deduction Amount: ₹		0			
TotalNet Amount: ₹		103			
₹ One Hundred and Three Rupees					
Tenderer's Detail					
GPF/PRANTIN/Ach. no/VehicleNo/Taxid. -					
PAN No.					
Tenderer's Name: B m gupta Developers Pvt Ltd					
Address: Reward -					
Particulars: Registration Fee And Passing Fee					
Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No		000150827775910082023			
Payment Date:		10/08/2023			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0362		E - CHALLAN Government of Haryana		Add Depts Copy	
Valid Upto: 17-08-2023 (Cash) 11-08-2023 (Chq/DD)		*0105924611*			
GRN No.: 0105924611		Date: 10 Aug 2023 16:44:50			
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PD AcNo: 0					
Deduction Amount: ₹		0			
TotalNet Amount: ₹		103			
₹ One Hundred and Three only					
Tenderer's Detail					
GPF/PRANTIN/Ach. no/VehicleNo/Taxid. -					
PAN No:					
Tenderer's Name: B m gupta Developers Pvt Ltd					
Address: Reward -					
Particulars: Registration Fee And Passing Fee					
Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150827775910082023			
Payment Date:		10/08/2023			
Bank:		SBI 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.

SUPPLEMENTARY COLLABORATION AGREEMENT

This **SUPPLEMENTARY COLLABORATION AGREEMENT** [hereinafter "Agreement"] is made and executed at Rewari on this 28 day of Aug, 2023, which is the part of Collaboration Agreement Deed No. 3122 duly registered at Office of Sub-Registrar, Rewari, Haryana on 12th July 2019.

BETWEEN

Vaibhav (Son), Madhu Yadav (Widow), Tanisha Yadav (Daughter) and Lalwanti Devi (Mother) of Sh. Parveen Yadav S/o Sh. Ramephal S/o Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana) (hereinafter jointly referred to as "Owners" which expression shall, unless repugnant to the context thereof, be deemed to include their heirs, attorneys, successors, and permitted assigns);

All above being the party of the **FIRST PART**.

AND

M/S B.M. GUPTA DEVELOPERS PVT. LTD. {CIN:U45400HR2008PTC103627} a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector - 26, Gurgaon, Road, Rewari - 123 401, Haryana (hereinafter referred to as "Developer" represented through its Authorized Signatory **Mr. Ravi Shanker Gupta**, Director authorized by Board Resolution dated 10-07-2019 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) being the party of the **SECOND PART**.

The "Developer/Second Part" and the "Owners/First Part" shall hereinafter be individually referred to as the "Party" and collectively as "Parties".

The Annexures to the present Supplementary Collaboration Agreement and the Recitals herein under are an Integral part of this Agreement

WHEREAS the Owner are the absolute and lawfully recorded Owners and in physical possession of erstwhile agricultural land converted into Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 vide License No. 22 of 2021 dated 13.05.2021 granted by Director, Town & Country Planning, Haryana forming part of Khewat No. 26, Khatoni No. 30, Rectangle No. 1, Killa No. 6/1 (0-8), 6/2 (3-8), Rectangle No. 2 Killa No. 7 (4-13), 8/3 (5-3), 9/3 (2-2), 10 (6-2), 13/1/2 (2-6), 14/1 (4-0) kitta 8 total measuring 28 Kanal 2 Marla share 1/4, i.e., 7K + 0M + 45 through Mutation No. 500 & 506 Fard Jamabandi for the year 2022-23 situated in the revenue estate of Village Dhamlaka (Hdbast No. 155) in Sector 26 & 27 of Tehsil & District Rewari, Haryana. The total land of the village under the licensed area comes to 7 Kanal + 0 Marla + 4 Sarsal or 0.87777 acres in the name of Landowners through succession mutation (virasat intkal) under Collaboration for which the Schedule is attached as ANNEXURE A; hereinafter referred to as the "the Said Land").

AND WHEREAS, the Developer and the erstwhile Landowner have been granted License No. 22 of 2021 dated 13.05.2021 for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojana -2016 (hereinafter referred to as the "Project") thereon and the Zoning Plan stands sanctioned /approved from the competent authority. The said project stands registered with Haryana Real Estate Regulatory Authority, Panchkula vide RERA Registration Certificate No. HRERA-PKL-RWR-246-2021 dated 30.06.2021.

Outlaw 2149 Tanisha

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

प्रलेख नं:3735

दिनांक:28-08-2023

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर धामलाका

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : 50J2023H271
स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये
EChallan:105924611
पेस्टिंग शुल्क 3 रुपये
Drafted By: RAM AVTAR SAINI ADV.
Service Charge:200

यह प्रलेख आज दिनांक 28-08-2023 दिन सोमवार समय 1:10:00 PM बजे श्री/श्रीमती /कुमारी
VAIBHAV पुत्र PARVEEN YADAV MADHU YADAV पत्नी PARVEEN YADAV TANISHA YADAV पुत्री PARVEEN
YADAV LAJWANTI YADAV माता PARVEEN YADAV निवास SIROHAI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता

VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI YADAV

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Rewari

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BM GUPTA DEVELOPERS PVT LTD thru RAVI SHANKER GUPTA OTHER
हज़िर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR SAINI ADV पिता BABU
LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता SATYAPAL
निवासी DHANA 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 (रिवाड़ी)
Rewari

AND WHEREAS the Owner/First Party being successors of the said land in equal share of 1/4 each after the demise of erstwhile landowner Sh. Parveen Yadav s/o Sh. Ramphal s/o Sh. Jyotwant Singh whose demise is duly registered as per Death Certificate No. D-2021:6-90158-D01161 dated 14.06.2021, are legally owners and possessors of the said land and have now approached the Developer/Second Party to enter into a Supplementary Collaboration Agreement with the Developer and for Change of their Names as Landowners in the License No. 22 of 2021 issued by DTCP Haryana and Registration Certificate No. HRE9A-PKL-RWR-246-2021 issued by HRERA, Panchkula to enable the re-allocation of the allocated Collaboration Share now in equal 1/4 share each.

AND WHEREAS the Owner/First Party assure and declare that they are the legal and absolute owner of the said Land and have full rights to enter into this Supplementary Collaboration Agreement with the Developer / Second Party and there is no dispute/family dispute, litigation, charge, mortgage or any third party's interest of any nature on the said Land.

AND WHEREAS the Developer, relying upon the aforesaid representations, assurance and declarations given by the Owners/First Party has agreed to enter into this Supplementary Collaboration Agreement for completion of the said Project on the terms and conditions as agreed upon in the Collaboration Agreement duly registered vide S. No. 3122 dated 12.07.2019.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:

1. That all the terms and conditions of the present Collaboration Agreement duly registered vide S. No. 3122 dated 12.07.2019 are agreed upon and shall be binding on the Owners and the Developer for the total land admeasuring 7 Kanal - 0 Marla - 4 Sarsai or 0.87777 acres, as per Annexure - A in this Supplementary Collaboration Agreement and shall form part of the License No. 22 of 2021 dated 13.05.2021 granted for setting up of Affordable Residential Plotted Colony under Dena Dayal Jan Awas Yojna-2016 by DTCP, Haryana for development of the said Project.
2. That it is acknowledged and confirmed by the parties that the present Agreement is for development of the subject land and does not constitute sale of the land and hence the Owners shall continue to be the owners of the subject land as per total respective share of demised Sh. Parveen Yadav in 1/4 equal share each as per succession mutation.
3. That the said land is not mortgaged/charged/encumbered.
4. That the Owner have declared and represented to the Developer that there are no disputes or any other encumbrance of any kind whatever relating to the said land and the said Land is free from all encumbrances, mortgage, charges, gifts, liens, hypothecation, attachments, liabilities, tenancy, un-authorized occupation, claim and litigations and acquisition/charge/encumbrance and the Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/action upon these declaration and representation/undertaking of the Owners.

Signature of Owner/First Party

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

3735

2023-2024

1



पेशकर्ता



दावेदार



गवाह



उप/संबुक्त पंजीयन अधिकारी

पेशकर्ता :- VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI
YADAV

दावेदार :- thru RAVI SHANKER GUPTA OTHER BM GUPTA DEVELOPERS PVT
LTD

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3735 आज दिनांक 28-08-2023 को बही नं 1 जिल्द नं 683 के पृष्ठ नं 155.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9908 के पृष्ठ संख्या 17 से 29 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-08-2023

उप/संबुक्त पंजीयन अधिकारी (रिवाडी)

Registrar
Mirzapur

5. That in case said land or any part thereof comprised in and subject matter of this Agreement declared belonging to the Owner, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owners or any one claiming title paramount to the Owners or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s), taxes(s), etc. on the Owner, the Owner shall be liable for the damage, losses, costs and expenses sustained by the Developer and/or intending buyers of whole or part of the Plotted land/build-up/un-built-up area harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the Developer or the intending buyer may sustain or incur by reason of any case or case or cases whatsoever. In case the Owner's share is constructed, such losses, damages shall be first adjusted/recovered from the Owner's share of the area of project and/or proceeds thereof under this Agreement.
6. That if, Owner's title or rights of possession are challenged in any Court of Law, thereby through any claim, demand, tax, litigation or any other court order of any nature whatsoever, as stated in preceding clause, then it is a condition of this Agreement that the work of development and/or any other matter incidental to this Agreement shall not, at any time or after the commencement or after hand over of possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner's share of the area of project and/or proceeds thereof.
7. That at the desire of the Developer, the Owner shall execute Special Power of Attorney and/or any other document or papers in favor of the Developer or it's nominee to enable the Developer to apply for any revisions/correction, if any for regulatory approvals, additional licenses, sanctions, and no objections for development of the said land is required and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required, the Owner agree to sign the same to enable the Developer to obtain the necessary additional license/permission and complete the development of the said Project on the said land. The Owner shall sign the same without raising any issues as already agreed upon in previous Agreement/Collaboration/Development Agreement executed by the erstwhile Owner for which the advance has been taken by the erstwhile Owner in relation to the said land and if any part thereof is noticed and the project is delayed, then the time agreed for development shall be deemed as extended and it shall be sole obligation of the Owner to settle all such claim/claims at their own cost and the Owners do hereby keep the Developer indemnified against all such claims.
8. That the Owner further undertake that they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said 'Project'.
9. That the Developer, relying upon the aforesaid representations, assurance declaration and undertakings given by the Owners, undertakes to develop the Land, at its own cost and expenses and with its own resources for which the requisite Permissions/License, sanctions and approvals from all Competent Authorities have been obtained and thereafter to construct on the said land, after getting the plans sanctioned/approval from the concerned authorities.

Quiblar

21/03/2024

Lamish

For B.M. Gupta Developers Pvt. Ltd.

Ran
Authorised Signatory

The Owners agree in accordance with the terms and conditions herein recorded to place at the complete disposal of the Developer, the said Land, and to irrevocably vest in the Developer all discretion of the Developer for obtaining the requisite Permissions, sanctions and approvals for development, construction and completion of the proposed said Project on the said.

10. That the approved site – building plan for the said Project shall be in accordance and conformity with the Zonal Plan and the rules and by laws of the Director General, Town & Country Planning, Haryana or such other Authority as may be prescribed thereof pertaining to the said Land as may be enforced in the area.
11. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed said Project and get them approved/sanctioned from the Competent Authorities. For this purpose, the Developer undertakes to engage and employ Architect or Architects at its own cost and expenses. The Developer shall, for and on behalf of the Owners, apply to the Director General, Town & Country Planning, Haryana or such other Authorities as may be concerned in the matter for obtaining the requisite Permissions/Additional License, sanctions and approvals for the development and construction on the said Land, the proposed said Project in accordance with the application Zonal Plans. However, the Developer shall be entitled to make or agree to such variations in the design, of the plans as may be required or considered by the Developer desirable or necessary.
12. That the entire amount required for the cost of development/construction of the said Project including the charges and fees of the Architect(s), preparation of plans as also all other statutory fees and charges incidental thereto shall be wholly to the account of the Developer.
13. The Statutory Payments payable to the Government on account of External Development Charges (EDC), if any shall be borne by the Developer.
14. That the Owners covenant with the Developer that Owner shall supply and provide all Documentary evidence as may be required to be submitted to the Director General, Town & Country Planning, Haryana or any other Authorities concerned with the matter and further that the Owner shall also sign and execute all such other documents, letters etc. as may be necessary for development, construction and completion of the said Project and for giving effect to the terms of this Agreement.
15. That the Owners shall render to the Developer all assistance necessary and undertakes to sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including Power of Attorney(s), as the Developer may require in its name for the purpose of submitting applications to the various authorities for requisition of Additional License, permissions, approvals, sanctions and all other matters required statutorily to be done and performed in connection with the commencement and completion of the said Project on the said Land and for the sale of Developer's Allocation in the said Project Building and for all purposes mentioned in the draft of Power of Attorneys approved by parties hereto till the duration and full Implementation of this Agreement in all respects.

Chakraborty

महेश कुमार

Shankar

For B.M. Gupta Developers Pvt. Ltd.

for
Authorised Signatory

16. That the Owners shall assist the Developer to defend and otherwise respond to any proceeding(s) that may be initiated by any person(s) in regard to any portion of the said Land which may be instituted at any time hereafter before any Court or other authority and all costs in regard thereto shall be borne by the Owners if such proceeding pertains to the defect in Ownership or title of the said Land.
17. Simultaneously, on signing of this Supplementary Collaboration Agreement, the Owners have agreed to hand over of the actual vacuum physical possession of the said Land to the Developer as per Collaboration Agreement duly registered vide S. No. 3122 dated 12.07.2019 for purpose of developing, construction and marketing the said Project agreed to be developed under these presents and to enable the Developer to discharge its part of obligations. It is clarified that on execution of this Supplementary Agreement, the Developer shall remain to be entitled to enter upon the said Land, survey the same and carryout the work of development, construction and completion of the said Project on the said land and put up their boarding/sign boards at site to show its presence/interest in the said Land with the legend that the Project to be developed and constructed, wherein the public is free to book the areas/spaces in the conformity with the plans sanctioned by the Competent Authority and to have site office thereon. The handing over of the possession by the Owners to the Developer is ratified as irrevocable and the possession of the said land once delivered/handed over to the Developer for the purpose of the aforementioned project shall not be disturbed or interfered with/by the Owner or his/their representative. In brief, the possession of the Said Land will remain with the Developer till the termination of this Agreement.
18. That this Agreement comprises the right of the Developer to Develop/built upon the said Project in accordance with the terms of this Agreement and to own as property belonging to the Developer and/or to sell, book, dispose of the whole of its share of the Plotted Land/built-up/un-built-up areas (Developer's Allocation) of the said project and to retain the sales proceeds thereof for its use, benefit and sole account as also the right to use the common areas and common facilities at the will of and at the sole discretion as may be decided by the Developer, from time to time, subject to the obligation of the Developer to develop/construct for the Owners, the "Owner's Allocation" in the proposed said project to be develop/built by the Developer.
19. That in consideration of the Owners providing the said land and the Owner's part of the deliveries/obligations under this Supplementary Agreement and Developer develop/raising the construction of the said Project under this Agreement, the parties have agreed to divide the Plotted lands/built-up/ Sanctioned FAR area in the following manner:

OWNER'S ALLOCATION	(A) Developed plotted area which amount to 1300 Sq Yards per acre of land equally divided in 1/4 share each (B) 50% of the available shops area along with the common area against payment of Rs. 350 per sq. ft. of the built-up area to the developer including basement, if any equally divided in 1/4 share each.
DEVELOPER'S ALLOCATION	(A) Balance of developed plotted area after the owner's allocation (B) 50% of the available shop area together with the common areas

Chitwan

21/07/2019 *Janish*

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory


Further, the owner of land shall be at liberty to sell the plots of their share or carry out construction of floors & before starting construction; obtain necessary approval of building plans from competent authorities.

20. It is however clear that the erstwhile Owner had provided the said Land free from all encumbrances to the Developer at its own cost and expenses and agreed to divide the area in the above agreed proportion. Besides that, Developer has made the Non-refundable security deposit of Rs. 20 Lakhs per acre. The said amount stands paid in the form of cheque to the erstwhile Owner in proportion of their right in the land by the Developer by way of the following RTGS/NEFT Mode Details:

S.No.	IN FAVOUR OF	BANK	DATE	CHEQUE NO.	AMOUNT
1	Parveen Kumar Yadav	PNB	31-08-2013	279604	27,50,000/-

21. The Owners shall get agreed proportional area of the Plotted land/built up area in the aforesaid proportion in the project out of the residential / commercial component area only earmarked in sanctioned plan of the project for Residential & Commercial purposes and not from any other areas, irrespective of the fact that Owner's land as mentioned herein above, falls in other part uses of the Land. Also, the owner may not get his portion of share on the same place of land which it is owning as mentioned in schedule of the land given below. The Owner's share may be located anywhere in the Project. The balance Developed Area (Developer's Share) in the said project shall go and will be owned and retained by the Developer in line of and consideration of the development / construction of the area and only Developer shall have the right to sell / develop the said Plotted land / built-up area for other purposes other than residential / commercial. The Owner shall remain Owner of allotted area of residential plots/controlled. The Developer, by virtue of this Agreement shall be entitled to book / allot / sell the plots / commercial component and or enter into Agreement to sell with third parties. The Developer shall execute deeds of conveyances of such saleable area and various units of the said project in such part or parts as shall be required and the Owners shall become party to the conveyance as and when required by the Developer. Further, if required Developer shall join and confirm such sale by executing all and every transfer document deed in favour of the Transferees. The costs of such conveyances including stamp duty and registration expenses, and all other legal expenses shall be borne and paid by the Transferees. The Owners shall execute further Registered SPA in favour of the Developer's or its nominee that Developer shall be fully entitled to book/allot/sell/transfer/dispose of and receive consideration directly in its name for its use. The Owners however, at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey Developer's unsold area in third party's favour, without being entitled to any further money or consideration for that matter.

That as stated above the Developer upon execution of the Collaboration Agreement has incurred huge expense to seek the said license, sanctioning of the zoning plan and the construction of the project. Therefore, the present Collaboration Agreement cannot be revoked or cancelled by the Owners in any manner whatsoever. After approval of the zoning plan, and once the Developer issues the re-allotment letter to the Owners for allocation of Owner's share, the Owners shall be contractually bound to authorize the Developer for dealing with Developer's share in any manner whatsoever and for that purpose the Owner

Signature
Signature


For B.M. Gupta Developers Pvt. Ltd.

Signature
 Authorised Signatory

shall get either a GPA/SPA registered or alternatively the Owners shall be bound to get the sale deed registered in favour of the Developers and the Owner shall be bound to confirm as a confirming party to the sale of the Developer's share. The present Agreement is to specify and state that the Owners bind themselves in execute and get each & every document registered which the Developer may require to deal with the Developer's share in the project. Any losses and/or damages suffered by the Developer on account of any default on the part of the Owners would be accounted for against the Owner's share in the project.

22. That the Owners shall, at its own will and discretion may authorize the Developer to book for sale/sell/lease the area falling under the Owner's Allocation to the prospective buyers/tenants, in whole or in parts, on prevailing rates fixed by the Developer and to receive payments and issue receipts thereof on behalf of the Owners, who will in turn transfer the same to the Owners within ten (10) days from the date of receipt of such payment in the Developer's account. The Developer shall be entitled to take its service charge from the Owners for such services which shall be over and above the Broker's commission if any.
23. That the Developer further undertakes to finish the development not later than 24 month from the date of the Agreement with grace period of 3 months, except in the *force majeure* circumstances such as fire, act of god, irresistible force, civil disobedience, riots, terrorism, natural calamity, war, enemy action or by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or slow down, strike, lockout, civil commotion or by any other reasons whatsoever beyond the control of the Developer including the delay in granting such approvals, license, sanctions, permissions or notification or any action by Government or any Statutory Authority of Court's order or any such similar situation which prevents the progress of the development / construction. In such case the Developer shall be entitled to a reasonable extension of time for completing the said Project. However, except in case of *force majeure* circumstances, if the developer fails to offer the handover of the full / part share of plotted land to the owner except commercial share, a penalty of Rs. 150/- per sq. yd. per month of the remaining plots will be applicable till such office of possession.
24. That based on this Agreement, the Developer has invested substantial amount in the project. It is clearly understood and agreed between the parties and thus forms the integral condition of this Agreement that after execution of this Agreement, the Owners/or their nominees or their legal heirs will not revoke, terminate, cancel or back out from this Agreement under any circumstances other than as provided for in the termination events set out in this Agreement. In such eventuality the Developer without prejudice to its other rights will be entitled to get this Agreement fulfilled through a suit for specific performance at the cost and risk of the Owners.
25. That the Developer shall be entitled for refund of all fees, advance and other charges of whatsoever nature deposited by the developer with various authorities for seeking various approvals etc. for the said Project and the Owners undertake to refund such amount to the Developer within 10 days of the receipt of such refund if such amount is refunded to the Owners.

Daibhai Singh 24/9/20

For B.M. Gupta Developer Pvt. Ltd.

For B.M. Gupta Developer Pvt. Ltd.

Authorized Signatory

26. The Developer shall be solely responsible and liable for payment of all dues to its workers/ employees and statutory compliances of labour law, rule and regulation as are in force of introduction from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety, resulting in injury or damage to workmen, plant, and machinery or third party.
27. The Developer alone shall be responsible for any accident that may occur during the course of development, and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employs, neighbour, or any other person shall be borne by the Developer and Owners shall be absolved of and indemnified by the Developer of any financial or other liability in this regard.
28. The Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said Project and/or booking/allotment or Sale/Lease of Developer's share of developed plotted and/built or un-built areas of the said Project.
29. The Developer and the Owners shall be entitled to retain or let out or a lot or enter into Agreements for sale/lease or to dispose of the Plotted land/built up area of their respective share/a location to any party either in whole or in parts, to receive the payments thereof and to execute the necessary documents in favour of such prospective allottees as stipulated herein. The Owners shall also join hands, if necessary, in executing the documents in favour of such prospective allottees of Developer's allocation and all receipts shall be issued for and on behalf of the Owners for Owner's allocation and the Developer conclusively thereby binding both the parties for the transaction. However, it is made clear that the financial liabilities will be of the party who receive any amount from the buyers, lessees, or the tenants in respect to there are allocation.
30. That the maintenance services of the project will always be vested with the Developer and/or an agency appointed by it and the Owners shall be liable to comply with all the terms and conditions of the Maintenance Agreement with the Developer and/or its appointed agency. The Owners shall pay the prevailing maintenance charges for the unsold/self-occupied areas of their allocations. After the occupation, the Buyers/lessees, upon occupying their areas shall pay the prevailing maintenance charges including the deposits. The liability to pay the Maintenance Charges shall accrue from the date of deemed possession, i.e., the date when the Developer give notice of possession of the proportionate area or part thereof.
31. That the Owners and the Developer shall be bound to comply with all the terms and conditions of Permission/License and Agreement with the Director General, Town & Country Planning, Haryana, Chandigarh/Competent Authority/Concerned Authority in respect of the said Project sought to be developed.

35 **OBLIGATION OF THE OWNER:**

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

Signature, *MSB 4149* *Signature*

For E.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this Agreement at its own cost and expenses.
- b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- c. To sign apply for and submit for all permissions and sanctions jointly with the Developer from the government and or other authorities including the sanction of Building Plans, Revised/Modified Plans, Service Plans, etc before the concerned Local Authorities as may be required for commencement, continuation, and completion of the Project.
- d. To permit the Developer to set up infrastructure, site office, etc and permit free access upon the said land to the Developer, its staff appointed Architects, Contractors, Sub-Contractors, Site Engineers, Supervisors, Agents, their servants, and other personnel duly authorised by Developer.
- e. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the said 'Project' including obtaining temporary permanent electric connection from Electrically Authority / Board, Water Connection, Tube Well, etc. It is understood that by doing so the Owners shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- f. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses Project in accordance with this Agreement.
- g. To execute and sign irrevocable Power of Attorney in favour of the Developer and/or its agents to enable the Developer to sign Agreement for sale/Agreement for lease in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
- h. To defend, compromise & settle, all suits, proceedings and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owners or Developer with regard to development, construction and marketing of the Project.
- i. Not to enter into any Agreement or arrangement for the development of the said land except the Developer or its nominee(s).
- j. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNERS, the same will be returned by the OWNERS to the DEVELOPER within 10 days of the receipt of the same and in the event of any delay beyond this period, the OWNERS will pay interest @2% per month on the amount so received.
36. The Owners will give an Irrevocable Special Power of Attorney to the Developer, authorising the Developer to initiate any litigation against the third party/Government, to appear before any Tribunal or any other Authority to obtain the additional license/permission to develop the said land and to create charge, encumbrance, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and furthermore, do all the acts and deeds which are necessary for the Developer with regard to the Said Land.
37. The parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.

Signature of B.M. Gupta *Signature of Janika*

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory



38. The Owners as well as the Developer shall be entitled to market their respective allocated areas in the Project/building at their own cost. All costs on marketing, including advertisements, publicity and brokerage shall be borne by the parties for their respective areas. The Developer shall be entitled to execute the necessary Plot Buyer Agreement and Conveyance Deed/ Sale Deed in favour of the buyers and if required by the Developer, the Owners shall become party to such Agreements/deeds.
39. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing shall be prepared by the Developer to maintain uniformity of general terms including for maintenance of the developed plotted land/ buildings.
40. All the common areas and facilities of the project shall be maintained by the Developer and/or their Nominee/Maintenance Agency. All the buyers, including those of the Owner's allocated areas shall sign a separate Maintenance Agreement with the Maintenance Agency and pay maintenance charges, replacement fund, sinking fund, advance, etc. at such rates as may be fixed/demanded by the Developer/Maintenance Agency and /an Association of Buyers beyond five years from the date of handing over of the Owner's shares, as the case may be. The Owners shall also pay such charges accordingly in respect of their respective areas, if not sold or remaining unsold.
41. All type of rates, cess, tax liabilities or financial obligations with respect to the Project land which might so far have been incurred till the date of signing of this Agreement shall be met and discharged by the Owners. The Owners shall keep the Developer fully indemnified against any such liability or financial obligation of the Owners. After taking over the possession of the respective allocated area, all taxes, charges, levies of any outflows in respect to the project/unsold areas shall be shared between the parties in proportion to the sharing of areas between them and these might be passed on to buyers as may be decided by them for their respective allocation.
42. All taxes, levies such as Goods and Service Tax and Works contract tax as may be applicable regarding construction/development of the said project up to the date of issuance of Occupation /Completion Certificate shall be borne and paid by the Developer. However, the parties shall bear their respective income tax liabilities on the income generated out of this transaction and the individual tax liability as regard to the income and assets must be accounted for by the party independently without any liability of each other in this respect. The Goods and Service Tax, if applicable, over the Owner's share of the area shall be paid and borne by the Owner's alone.
43. During the period of development/construction till the date of occupation of the project, the Developer shall be entitled to keep the building properly insured against fire, war, natural calamities, riots etc. and shall pay the premium for that purpose. The Allottee(s), of the sold area and the Developer and the Owners, in case of the unsold area shall proportionately bear the cost of such insurances.
44. The Owner agrees that the Developer does have right to create mortgage or charge or any sort of encumbrance over the said Land or raise any finance against security of the said Land from any bank/financial institution.

Quillan 5723 2199 *Zamir*

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

- 45 That the Owners shall authorize or execute irrevocable Power of Attorney in favour of Developer for the registration of sale deed in the office of Sub-Registrar Rewari on their behalf for the area under Developer allocation and/or the owners themselves appear before the Sub-Registrar at the time of registrations of sale deeds if so desired by the Developer and/or the Owners shall become party to such sale deeds.
46. That no changes, modifications or alterations to this Agreement shall be done without mutual consent of the parties in writing hereto and without prior permission of DGTCP, Haryana.
47. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and to execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
- 48 That the failure of either party to enforce at any time, or for any period of time the provisions, hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each & every provision.
- 49 That in pursuance of the obligations and parties hereto duly performing and observing all the covenants herein contained in this Agreement shall not be revoked or cancelled and shall be binding on both the parties and their successors, administrators, legal heirs, assignees, executors and liquidator.
50. That this Agreement is not and shall not, however, be deemed to be constructed as a partnership between the parties hereto and the same will never be deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
51. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall be valid and enforceable in accordance with the terms
52. That it is an integral and essential term of this Agreement that the name of the said project shall be decided exclusively by the Developer at its sole discretion and Owners shall not have any objection for the same.
53. That this Agreement shall always be subject to the usual *force majeure* circumstances. Notwithstanding, anything to the contrary contained under this Agreement, it is specifically agreed between the Parties that any time taken by any Authority in granting any approvals, consents, plans, sanctions, licences etc. shall be excluded from the computation of any time in the completion of any work to be completed by the Developer and/or the obligations of the Developer under this Agreement.
54. That both the Parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered between them on their free will

 31.05.2019 

For B.M. Gupta Developers Pvt. Ltd.


Authorized Signatory

55. In case of any dispute or difference, the parties shall try to settle the same amicably, failing which the matter shall be referred for Arbitration under the Arbitration and Conciliation Act, 1996 which shall consist of three Arbitrators. The Owners shall appoint one Arbitrator on their behalf and the Developer shall appoint one arbitrator and the two arbitrators so appointed shall appoint a third Arbitrator. The venue of arbitration shall be Rewari. However, the work of development and/or completion of the said Project and/or any other matter incidental to this Agreement, shall not at any time or during or after arbitration proceeding, be stopped, prevented, obstructed, or delayed in any manner whatsoever. All the matters directly or impliedly concerning this Agreement shall be subject to the jurisdiction of courts at Rewari only.

56. That the said Registered Supplementary Collaboration Agreement date 28-08-2019 will be irrevocable and no modification/alteration etc. in terms and conditions can be undertaken except after obtaining prior permission of DGTEP, Haryana Chandigarh.

57. All Communications between the parties shall be sent through registered post at the Address of the parties or against receipt by hand.

58. This Agreement shall be executed and the original copy of the same shall be retained by the Developer and its copy shall be retained by the Owners.

59. That one copy belonging to the Developer shall be got registered with the concerned Sub-Registrar and the Owners shall remain present for such execution before the Sub-Registrar on the time and date fixed by the Developer.

IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE D, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

SIGNED AND DELIVERED BY WITHIN NAMED DEVELOPER.

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

SIGNED AND DELIVERED BY WITHIN NAMED OWNERS

Diibhan. J. S. 21/9/19 *Janak*

Witness:

1. Ram Anjan Saint Adv
Rewari

2. Manoj Kumar R. Satyapal
826 Dhana

Ram Anjan

Ram Anjan

Manoj

The above said witnesses
drafted as per instructions of
parties to the deed drafted
by RAMAVTAR SAINT Advocate

ANNEXURE -A
SCHEDULE OF LAND

VILLAGE	RECT. No.	Killa No.	Area (Kanal - Marla)
Dhamlaka	1	6/1	0-8
		6/2	3-8
		7	4-13
	2	8/3	5-3
		9/3	2-2
		10	6-2
		13/1/2	2-6
		14/1	4-0
		Total	
Share 1/4 of Total Area		7-0-4	
Total Land		7-0-4 or 0.87777 Acres	

Devlhar.
 21/2/2019
Jamile



For B.M. Gupta Developers Pvt. Ltd.

For
 Authorized Signatory



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 10/08/2023

Certificate No. S0J2023H264

GRN No. 105922505

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: Vaibhav

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirohal

City/Village : Sirohal

District : Gurgaon

State : Haryana

Phone : 98****73

Others : Madhu yadav tanisha yadav rajwanti devi

3734

28-08-2023

Buyer / Second Party Detail

Name : B m gupta Developers Pvt Ltd

H.No/Floor : 5th

Sector/Ward : 26

LandMark : Bmg city centre garhi bolni road

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 94****03

Purpose : Non Judicial Stamp Paper For Supplementary Collaboration Agreement

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

Datta

21/08/2023


Tanisha


राजवन्ती



For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

DDO Code: 0382		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 04-08-2023 (Cash) "0106450893" 29-08-2023 (Chq/DD)					
GRN No.: 0106450893		Date: 28 Aug 2023 11:43:36			
Office Name: 0362-TEHSILDAR REWARI					
Treasury: Rewari					
Period: (2023-24) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			100		
0030-03-104-97-51 Pasting Fees			3		
PD AcNo 0					
Deduction Amount: ₹			0		
TotalNet Amount ₹			103		
₹ One Hundred and Three Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Acct. no./VehicleNo/Taxid:-					
PAN No:					
Tenderer's Name: B m gupta Developers Pvt Ltd					
Address: REWARI					
Particulars: REGISTRATION FEE AND PASTING FEE					
Cheque/DD- Detail			 Depositor's Signature		
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150989507028082023			
Payment Date:		28/08/2023			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0382		E - CHALLAN Government of Haryana		AGI Dept Copy	
Valid Upto: 04-08-2023 (Cash) "0106450893" 29-08-2023 (Chq/DD)					
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PD AcNo 0					
Deduction Amount: ₹			0		
TotalNet Amount ₹			103		
₹ One Hundred and Three only					
Tenderer's Detail					
GPF/PRAN/TIN/Acct. no./VehicleNo/Taxid:-					
PAN No:					
Tenderer's Name: B m gupta Developers Pvt Ltd					
Address: REWARI					
Particulars: REGISTRATION FEE AND PASTING FEE					
Cheque/DD- Detail			 Depositor's Signature		
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150989507028082023			
Payment Date:		28/08/2023			
Bank:		SBI 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-Gra website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

SUPPLEMENTARY COLLABORATION AGREEMENT

This SUPPLEMENTARY COLLABORATION AGREEMENT (hereinafter "Agreement") is made and executed at Rewari on this 28 day of Aug., 2023, which is the part of Collaboration Agreement Deed No. 3122 duly registered at Office of Sub-Registrar, Rewari, Haryana on 12th July 2019.

BETWEEN

Valbhav (Son), Madhu Yadav (Widow), Tanisha Yadav (Daughter) and Lajwanti Devi (Mother) of Sh. Parveen Yadav S/o Sh. Ramphal S/o Jaswant Singh R/o Vill. Sirahal, Distt. Gurgaon (Haryana) (hereinafter jointly referred to as "Owners" which expression shall, unless repugnant to the context thereof, be deemed to include their heirs, attorneys, successors, and permitted assigns);

All above being the party of the FIRST PART.

AND

M/S B.M. GUPTA DEVELOPERS PVT. LTD. (CIN:U45400HR2008PTC103627) a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector - 26, Garhi Bolai Road, Rewari - 123 401, Haryana (hereinafter referred to as "Developer" represented through its Authorized Signatory Mr. Ravi Shanker Gupta, Director authorized by Board Resolution dated 10-07-2019 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) being the party of the SECOND PART:

The "Developer/Second Part" and the "Owners/First Part" shall hereinafter be individually referred to as the "Party" and collectively as "Parties".

The Annexures to the present Supplementary Collaboration Agreement and the Recitals herein under are an integral part of this Agreement.

WHEREAS the Owner are the absolute and lawfully recorded Owners and in physical possession of erstwhile agricultural land converted into Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 vide License No. 22 of 2021 dated 13.05.2021 granted by Director, Town & Country Planning, Haryana forming part of Khewat No. 116, Khatoni No. 135, Rectangle No. 37, Killa No. 3/2 (7-0), 4/2 (5-11), 7 (3-7) kitta 3 total measuring 15 Kanal 18 Marla share 1/4, i.e., 5K - 19M - 4S through Mutation No. 3602, Fard Jamabandi for the year 2018-19 situated in the revenue estate of Village Dhallawas (Hadbast No. 173) in Sector 26 & 27 of Tehsil & District Rewari, Haryana. The total land of the village under the licensed area comes to 3 Kanal - 19 Marla - 4 Sarsai or 0.49653 acres in the name of Landowners through succession mutation (virawat intkopi) under Collaboration for which the Schedule is attached as ANNEXURE - A (hereinafter referred to as the "the Said Land").

AND WHEREAS, the Developer and the erstwhile Landowner have been granted License No. 22 of 2021 dated 13.05.2021 for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojana - 2016 (hereinafter referred to as the "Project") thereon and the Zoning Plan stands sanctioned/approved from the competent authority. The said project stands registered with Haryana Real Estate Regulatory Authority; Panchkula vide RERA Registration Certificate No. HRERA-PKL-RWR-246-2021 dated 30.06.2021.

AND WHEREAS the Owner/First Party being successors of the said land in equal share of 1/4 each after the demise of erstwhile landowner Sh. Parveen Yadav s/o Sh. Ramphal S/o Sh. Jaswant Singh whose demise is duly registered as per Death Certificate No. D-2021-6-90158-D01161 dated 14.06.2021, are legally owners and possessors of the said land and have now approached the

Owner - Tanisha Yadav

Tanisha

For B.M. Gupta Developers Pvt. Ltd.

[Signature]

प्रलेख नं:3734

दिनांक:28-08-2023

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर ठाकियावास

धन संबंधी विवरण


राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : SJJ2023H264 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChellan:106450993
रुपये पेस्टिंग शुल्क 3 रुपये

Drafted By: RAM AVTAR SAINI ADV.


Service Charge:200

यह प्रलेख आज दिनांक 28-08-2023 दिन सोमवार समय 1:08:00 PM बजे श्री/श्रीमती /कुमारी
VAIBHAV पुत्र PARVEEN YADAV MADHU YADAV पत्नी PARVEEN YADAV TANISHA YADAV पुत्री PARVEEN
YADAV LAJWANTI DEVI माता PARVEEN YADAV निवास SIROHAL द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI DEVI


उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BM GUPTA DEVELOPERS PVT LTD वरु RAVI SHANKER GUPTA OTHER
हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR SAINI ADV पिता BABU
LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता SATYAPAL
निवासी DHANA ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।


उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)

Developer/Second Party to enter into a Supplementary Collaboration Agreement with the Developer and for Change of their Names as Landowners in the License No. 22 of 2021 Issued by DTCP Haryana and Registration Certificate No. HRERA-PKL-RWA-246-2021 issued by HRERA, Panchkula to enable the re-allocation of the allocated Collaboration Share now in equal 1/4 share each.

AND WHEREAS the Owner/ First Party assure and declare that they are the legal and absolute owner of the Said Land and have full rights to enter into this Supplementary Collaboration Agreement with the Developer / Second Party and there is no dispute/family dispute, litigation, charge, mortgage or any third party's interest of any nature on the said Land.

AND WHEREAS the Developer, relying upon the aforesaid representations, assurance and declarations given by the Owners/First Party has agreed to enter into this Supplementary Collaboration Agreement for completion of the said Project on the terms and conditions as agreed upon in the Collaboration Agreement duly registered vide S. No. 3122 dated 12.07.2019.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:

1. That all the terms and conditions of the present Collaboration Agreement duly registered vide S. No. 3122 dated 12.07.2019 are agreed upon and shall be binding on the Owners and the Developer for the total land admeasuring 3 Kanaal - 49 Marla - 4 Sarsal or 0.49653 acres, as per Annexure - A in this Supplementary Collaboration Agreement and shall form part of the License No. 22 of 2021 dated 13.05.2021 granted for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 by DTCP, Haryana for development of the said Project.
2. That it is acknowledged and confirmed by the parties that the present Agreement is for development of the subject land and does not constitute sale of the land and hence the Owners shall continue to be the owners of the subject land as per total respective share of demised Sh. Parveen Yadav in 1/4 equal share each as per succession mutation.
3. That the said land is not mortgaged/charged/encumbered.
4. That the Owner have declared and represented to the Developer that there are no disputes or any other encumbrance of any kind whatever relating to the said land and the said land is free from all encumbrances, mortgage, charges, gifts, liens, hypothecation, attachment, liabilities, tenancy, un-authorized occupation, claim and litigations and acquisition/charge/encumbrance and the Owner shall keep the title of the said land absolutely free and saleable till the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/action upon these declaration and representation/undertaking of the Owners.
5. That in case said land or any part thereof comprised in and subject matter of this Agreement declared belonging to the Owner, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owners or any one claiming title paramount to the Owners or on account of any cause or cause whatsoever including relating to any outstanding(s), claim(s), taxes(s), etc. on the Owner, the Owner shall be liable for the damage, losses, costs and expenses sustained by the Developer and/or intending buyers of whole or part of the Plotted land/built-up/un-built-up area harmless and indemnified against all claims and demands for damages, losses, cost and expenses which the Developer or the intending buyer may sustain or incur by reason of any case or case or cases whatsoever. In case the

Signature of Owner/First Party

For B. M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

3734

2023-2024

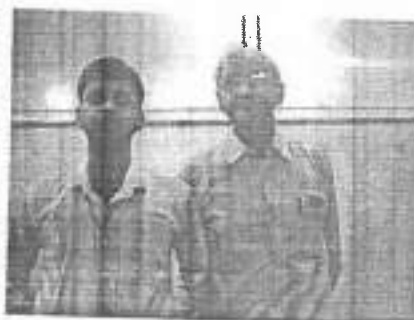
1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI
DEVI

दावेदार :- thru RAVI SHANKER GUPTA OTHER BM GUPTA DEVELOPERS PVT
LTD

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3734 आज दिनांक 28-08-2023 को बही नं 1 जिल्द नं 663 के पृष्ठ नं 155.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9908 के पृष्ठ संख्या 4 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निष्ठान अंगूठा मेरे सामने किये हैं।

दिनांक 28-08-2023

उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

Owner's share is constructed, such losses, damages shall be first adjudged/recovered from the Owner's share of the area of project and/or proceeds thereof under this Agreement.

6. That if, Owner's title or rights of possession are challenged in any Court of Law, thereby through any claim, demand, tax, litigation or any other court order of any nature whatsoever, as stated in preceding clause, then it is a condition of this Agreement that the work of development and/or any other matter incidental to this Agreement shall not, at any time or after the commencement or after hand over of possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever, it is agreed that such claims, outstanding, demands, litigation and/or courts decree shall only be met and satisfied out of Owner's share of the area of project and/or proceeds thereof.
7. That at the desire of the Developer, the Owner shall execute Special Power of Attorney and/or any other document or papers in favour of the Developer or its nominee to enable the Developer to apply for any revisions/correction, if any for regulatory approvals, additional licenses, sanctions, and no objections for development of the said land is required and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said land is required, the Owner agree to sign the same to enable the Developer to obtain the necessary additional license/permission and complete the development of the said Project on the said land. The Owner shall sign the same without raising any issues as already agreed upon in previous Agreement/Collaboration/Development Agreement executed by the erstwhile Owner for which the advance has been taken by the erstwhile Owner in relation to the said land and if any part thereof is noticed and the project is delayed, then the time agreed for development shall be deemed as extended and it shall be sole obligation of the Owner to settle all such claim/claims at their own cost and the Owners do hereby keep the Developer indemnified against all such claims.
8. That the Owner further undertake that they shall not deal with the said land in any manner whatsoever and shall henceforth keep the said land free from any charge, lien, litigation, claim etc. and shall not create any obstruction or impediment in the development of the said 'Project'.
9. That the Developer, relying upon the aforesaid representations, assurance declaration and undertakings given by the Owners, undertakes to develop the land, at its own cost and expenses and with its own resources for which the requisite Permissions/license, sanctions and approvals from all Competent Authorities have been obtained and thereafter to construct on the said Land, after getting the plans sanctioned/approval from the concerned authorities.

The Owners agree in accordance with the terms and conditions herein recorded to place at the complete disposal of the Developer, the said Land, and to irrevocably vest in the Developer all discretion of the Developer for obtaining the requisite Permissions, sanctions and approvals for development, construction and completion of the proposed said Project on the said.

Daikhan. 21/03/21 21/03/21

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

10. That the approved site - building plan for the said Project shall be in accordance and conformity with the Zonal Plan and the rules and by laws of the Director General, Town & Country Planning, Haryana or such other Authority as may be prescribed thereof pertaining to the said Land as may be enforced in the area.
11. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed said Project and get them approved/sanctioned from the Competent Authorities. For this purpose, the Developer undertakes to engage and employ Architect or Architects at its own cost and expenses. The Developer shall, for and on behalf of the Owners, apply to the Director General, Town & Country Planning, Haryana or such other Authorities as may be concerned in the matter for obtaining the requisite Permissions/Additional License, sanctions and approvals for the development and construction on the said Land, the proposed said Project in accordance with the application Zonal Plans. However, the Developer shall be entitled to make or agree to such variations in the design, of the plans as may be required or considered by the Developer desirable or necessary.
12. That the entire amount required for the cost of development/construction of the said Project including the charges and fees of the Architect(s), preparation of plans as also all other statutory fees and charges incidental thereto shall be wholly to the account of the Developer.
13. The Statutory Payments payable to the Government on account of External Development Charges (EDC), if any shall be borne by the Developer.
14. That the Owners covenant with the Developer that Owner shall supply and provide all Documentary evidence as may be required to be submitted to the Director General, Town & Country Planning, Haryana or any other Authorities concerned with the matter and further that the Owner shall also sign and execute all such other documents, letters etc. as may be necessary for development, construction and completion of the said Project and for giving effect to the terms of this Agreement.
15. That the Owners shall render to the Developer all assistance necessary and undertakes to sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including Power of Attorney(s), as the Developer may require in its name for the purpose of submitting applications to the various authorities for requisition of Additional License, permissions, approvals, sanctions and all other matters required statutorily to be done and performed in connection with the commencement and completion of the said Project on the said Land and for the sale of Developer's Allocation in the said Project Building and for all purposes mentioned in the draft of Power of Attorneys approved by parties hereto till the duration and full implementation of this Agreement in all respects.

Devi 21/4/20

Yash

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

16. That the Owners shall assist the Developer to defend and otherwise respond to any proceeding(s) that may be initiated by any person(s) in regard to any portion of the said Land which may be instituted at any time hereafter before any Court or other authority and all costs in regard thereto shall be borne by the Owners if such proceeding pertains to the defect in Ownership or title of the said Land.
17. Simultaneously, on signing of this Supplementary Collaboration Agreement, the Owners have agreed to hand over of the actual vacuum physical possession of the said Land to the Developer as per Collaboration Agreement duly registered vide S. No. 3122 dated 12/07/2019 for purpose of developing, construction and marketing the said Project agreed to be developed under these presents and to enable the Developer to discharge its part of obligations. It is clarified that on execution of this Supplementary Agreement, the Developer shall remain to be entitled to enter upon the said Land, survey the same and carryout the work of development, construction and completion of the said Project on the said land and put up their boarding/sign boards at site to show its presence/interest in the said land with the legend that the Project to be developed and constructed, wherein the public is free to book the areas/spaces in the conformity with the plans sanctioned by the Competent Authority and to have site office thereon. The handing over of the possession by the Owners to the Developer is ratified as irrevocable and the possession of the said land once delivered/handed over to the Developer for the purpose of the aforementioned project shall not be disturbed or interfered with/by the Owner or his/their representative. In brief, the possession of the Said Land will remain with the Developer till the termination of this Agreement.
18. That this Agreement comprises the right of the Developer to Develop/build upon the said Project in accordance with the terms of this Agreement and to own as property belonging to the Developer and/or to sell, book, dispose of the whole or its share of the Plotted Land/built-up/un-built-up areas (Developer's Allocation) of the said project and to retain the sales proceeds thereof for its use, benefit and sole account as also the right to use the common areas and common facilities at the will of and at the sole discretion as may be decided by the Developer, from time to time, subject to the obligation of the Developer to develop/construct for the Owners, the "Owner's Allocation" in the proposed said project to be developed/build by the Developer.
19. That in consideration of the Owners providing the said land and the Owner's part of the deliveries/obligations under this Supplementary Agreement and Developer developing/raising the construction of the said Project under this Agreement, the parties have agreed to divide the Plotted lands/built-up/ Sanctioned FAR area in the following manner:

OWNER'S ALLOCATION	<p>(A) Developed plotted area which amount to 1300 Sq. Yards per acre of land equally divided in 1/4 share each.</p> <p>(B) 50% of the available shops area along with the common area against payment of Rs. 350 per sq. ft. of the built-up area to the developer including basement, if any equally divided in 1/4 share each.</p>
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Dattaraj 23/07/21 *Yashika*

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

DEVELOPER'S ALLOCATION	(A) Balance of developed plotted area after the owner's allocation. (B) 50% of the available shop area together with the common areas.
------------------------	---

Further, the owner of land shall be at liberty to sell the plots of their share or carry out construction of floors & before starting construction; obtain necessary approval of building plans from competent authorities.

20. It is however clear that the erstwhile Owner had provided the said Land free from all encumbrances to the Developer at its own cost and expenses and agreed to provide the area in the above agreed proportion. Besides that, Developer has made the Non refundable security deposit of Rs 20 Lakhs per acre. The said amount stands paid in the form of cheque to the erstwhile Owner in proportion of their right in the land by the Developer by way of the following RTGS/NEFT Mode Details:

S. No.	IN FAVOUR OF	BANK	DATE	CHEQUE NO.	AMOUNT
1	Parveen Kumar Yadav	PNB	31-08-2019	275604	27,50,000/-

21. The Owners shall get agreed proportional area of the Plotted land/built up area in the aforesaid proportion in the project out of the residential / commercial component area only earmarked in sanctioned plan of the project for Residential & Commercial purposes and not from any other areas, Irrespective of the fact that Owner's land as mentioned herein above, falls in other part uses of the Land. Also, the owner may not get his portion of share on the same place of land which it is owning as mentioned in schedule of the land given below. The Owner's share may be located anywhere in the Project. The balance Developed Area [Developer's Share] in the said project shall go and will be owned and retained by the Developer in line of and consideration of the development / construction of the area and only Developer shall have the right to sell / develop the said Plotted land / built-up area for other purposes other than residential / commercial. The Owner shall remain Owner of allotted area of residential plots/controlled. The Developer, by virtue of this Agreement shall be entitled to book / allot / sell the plots / commercial component and or enter into Agreement to sell with third parties. The Developer shall execute deeds of conveyances of such saleable areas and various units of the said project in such part or parts as shall be required and the Owners shall become party to the conveyance as and when required by the Developer. Further, if required Developer shall join and confirm such sale by executing all and every transfer document deed in favour of the Transferees. The costs of such conveyances including stamp duty and registration expenses, and all other legal expenses shall be borne and paid by the Transferees. The Owners shall execute further Registered SPA in favour of the Developer's or its nominee that Developer shall be fully entitled to book/allot/sell/transfer/dispose of and receive consideration directly in its name for its use. The Owners however, at all times shall co-operate for such purpose and shall execute any further documents to effectively and legally transfer and convey Developer's unsold area in third party's favour, without being entitled to any further money or consideration for that matter.

Parveen Kumar Yadav

For B.M. Gupta Developers Pvt Ltd

For B.M. Gupta Developers Pvt Ltd

Authorised Signatory

25. That the Developer shall be entitled for refund of all fees, advance and other charges of whatsoever nature deposited by the developer with various authorities for seeking various approvals etc. for the said Project and the Owners undertake to refund such amount to the Developer within 10 days of the receipt of such refund if such amount is refunded to the Owners.
26. The Developer shall be solely responsible and liable for payment of all dues to its workers/ employees and statutory compliances of labour law, rule and regulation as are in force of introduction from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety, resulting in injury or damage to workmen, plant, and machinery of third party.
27. The Developer alone shall be responsible for any accident that may occur during the course of development, and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employs, neighbour, or any other person shall be borne by the Developer and Owners shall be absolved of and indemnified by the Developer of any financial or other liability in this regard.
28. The Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development of the said Project and/or booking/allotment or Sale/Lease of Developer's share of developed plotted and/built or un-built areas of the said Project.
29. The Developer and the Owners shall be entitled to retain or let out or allot or enter into Agreements for sale/lease or to dispose of the Plotted land/built-up areas of their respective share/allotment to any party either in whole or in parts, to receive the payments thereof and to execute the necessary documents in favour of such prospective allottees as stipulated herein. The Owners shall also join hands, if necessary, in executing the documents in favour of such prospective allottees of Developer's allocation and all receipts shall be issued for and on behalf of the Owners for Owner's allocation and the Developer conclusively thereby binding both the parties for the transaction. However, it is made clear that the financial liabilities will be of the party who receive any amount from the buyers, lessees, or the tenants in respect to their allocation.
30. That the maintenance services of the project will always be vested with the Developer and/or an agency appointed by it and the Owners shall be liable to comply with all the terms and conditions of the Maintenance Agreement with the Developer and/or its appointed agency. The Owners shall pay the prevailing maintenance charges for the unsold/self-occupied areas of their allocations. After the occupation, the Buyers/lessees upon occupying their areas shall pay the prevailing maintenance charges including the deposits. The liability to pay the Maintenance Charges shall accrue from the date of deemed possession, i.e., the date when the Developer give notice of possession of the proportionate area or part thereof.

Quibhane

21/1/24

Signature

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

That as stated above the Developer upon execution of the Collaboration Agreement has incurred huge expense to seek the said license, sanctioning of the zoning plan and the construction of the project. Therefore, the present Collaboration Agreement cannot be revoked or cancelled by the Owners in any manner whatsoever. After approval of the zoning plan, and once the Developer issues the re-allotment letter to the Owners for allocation of Owner's share, the Owners shall be contractually bound to authorize the Developer for dealing with Developer's share in any manner whatsoever and for that purpose the Owner shall get either a GPA/SPA registered or alternatively the Owners shall be bound to get the sale deed registered in favour of the Developers and the Owner shall be bound to confirm as a confirming party to the sale of the Developer's share. The present Agreement is to specify and state that the Owners bind themselves to execute and get each & every document registered which the Developer may require to deal with the Developer's share in the project. Any losses and/or damages suffered by the Developer on account of any default on the part of the Owners would be accounted for against the Owner's share in the project.

22. That the Owners shall, at its own will and discretion may authorize the Developer to look for sale/sell/lease the area falling under the Owner's Allocation to the prospective buyers/tenants, in whole or in parts, on prevailing rates fixed by the Developer and to receive payments and issue receipts thereof on behalf of the Owners, who will in turn transfer the same to the Owners within ten (10) days from the date of receipt of such payment in the Developer's account. The Developer shall be entitled to take its service charge from the Owners for such services which shall be over and above the Broker's commission if any.
23. That the Developer further undertakes to finish the development not later than 24 months from the date of the Agreement with grace period of 3 months, except in the *force majeure* circumstances such as fire, act of god, irresistible force, civil disobedience, riots, terrorism, natural calamity, war, enemy action or by reason of non availability of steel and/or cement or other building materials or water supply or electric power or slow down, strike, lockout, civil commotion or by any other reasons whatsoever beyond the control of the Developer including the delay in granting such approvals, license, sanctions, permissions or notification or any action by Government or any Statutory Authority or Court's order or any such similar situation which prevents the progress of the development / construction. In such case the Developer shall be entitled to a reasonable extension of time for completing the said Project. However, except in case of *force majeure* circumstances, if the developer fails to offer the handover of the full / part share of plotted land to the owner except commercial share, a penalty of Rs 150/- per sq. yd. per month of the remaining plots will be applicable till such office of possession.
24. That based on this Agreement, the Developer has invested substantial amount in the project. It is clearly understood and agreed between the parties and thus forms the integral condition of this Agreement that after execution of this Agreement, the Owners or their nominees or their legal heirs will not revoke, terminate, cancel or back out from this Agreement under any circumstances other than as provided for in the termination events set out in this Agreement. In such eventuality the Developer without prejudice to its other rights will be entitled to get this Agreement fulfilled through a suit for specific performance at the cost and risk of the Owners.

Devidhar. H. S. 21/4/2018

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

- 31 That the Owners and the Developer shall be bound to comply with all the terms and conditions of Permission/License and Agreement with the Director General, Town & Country Planning, Haryana, Chandigarh/Competent Authority/Concerned Authority in respect of the said Project sought to be developed.

35. OBLIGATION OF THE OWNER:

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

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this Agreement at its own cost and expenses.
 - b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
 - c. To sign, apply for and submit for all permissions and sanctions jointly with the Developer from the government and or other authorities including the sanction of Building Plans, Revised/Modified Plans, Service Plans, etc. before the concerned Local Authorities as may be required for commencement, continuation, and completion of the Project.
 - d. To permit the Developer in set up infrastructure, site office, etc. and permit free access upon the said land to the Developer, its staff appointed Architects, Contractors, Sub Contractors, Site Engineers, Supervisors, Agents, their servants, and other personnel duly authorised by Developer.
 - e. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the said 'Project' including obtaining temporary permanent electric connection from Electrically Authority / Board, Water Connection, Tube Well, etc. It is understood that by doing so the Owners shall not incur any responsibility or liability of any nature whatsoever, presently or otherwise and its total cost or expenses would be borne by the Developer.
 - f. To execute and sign Power of Attorney in favour of the Developer and/or its agents to enable the Developer to apply for and obtain all necessary permissions, sanctions, licenses Project in accordance with this Agreement.
 - g. To execute and sign Irrevocable Power of Attorney in favour of the Developer and/or its agents to enable the Developer to sign Agreement for sale/Agreement for lease in favour of Prospective buyers/tenants/licensees for Developer's share of developed area.
 - h. To defend, compromise & settle, all suits, proceedings and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owners or Developer with regard to development, construction and marketing of the Project.
 - i. Not to enter into any Agreement or arrangement for the development of the said land except the Developer or its nominee(s).
 - j. In case of any amount/fees deposited with the Government/any other authority is refunded to the OWNERS, the same will be returned by the OWNERS to the DEVELOPER within 10 days of the receipt of the same and in the event of any delay beyond this period, the OWNERS will pay interest @ 2% per month on the amount so received.
- 36 The Owners will give an Irrevocable Special Power of Attorney to the Developer, authorising the Developer to initiate any litigation against the third party/Government, to appear before any Tribunal or any other Authority to obtain the additional license/permission to develop the said land and to create charge, encumbrance, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and furthermore, do all the acts and deeds which are necessary for the Developer with regard to the Said Land.

Deewan - H 23 21 24
For B.M. Gupta Developers Pvt. Ltd.

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

37. The parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
38. The Owners as well as the Developer shall be entitled to market their respective allocated areas in the Project/building at their own cost. All costs on marketing, including advertisements, publicity and brokerage shall be borne by the parties for their respective areas. The Developer shall be entitled to execute the necessary Plot Buyer Agreement and Conveyance Deed/ Sale Deed in favour of the buyers and if required by the Developer, the Owners shall become party to such Agreements/deeds.
39. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing shall be prepared by the Developer to maintain uniformity of general terms including for maintenance of the developed plotted land/ buildings.
40. All the common areas and facilities of the project shall be maintained by the Developer and/or their Nominee/Maintenance Agency. All the buyers, including those of the Owner's allocated areas shall sign a separate Maintenance Agreement with the Maintenance Agency and pay maintenance charges, replacement fund, sinking fund, advance, etc. at such rates as may be fixed/demanded by the Developer/Maintenance Agency and /an Association of Buyers beyond five years from the date of handing over of the Owner's shares, as the case may be. The Owners shall also pay such charges accordingly in respect of their respective areas, if not sold or remaining unsold.
41. All type of rates, cess, tax liabilities or financial obligations with respect to the Project land which might so far have been incurred till the date of signing of this Agreement shall be met and discharged by the Owners. The Owners shall keep the Developer fully indemnified against any such liability or financial obligation of the Owners. After taking over the possession of the respective allocated area, all taxes, charges, levies or any outflows in respect to the project/unsold areas shall be shared between the parties in proportion to the sharing of areas between them and these might be passed on to buyers as may be decided by them for their respective allocation.
42. All taxes, levies such as Goods and Service Tax and Works contract tax as may be applicable regarding construction/development of the said project up to the date of issuance of Occupation /Completion Certificate shall be borne and paid by the Developer. However, the parties shall bear their respective income tax liabilities on the income generated out of this transaction and the individual tax liability as regard to the income and assets must be accounted for by the party independently without any liability of each other in this respect. The Goods and Service Tax, if applicable, over the Owner's share of the area shall be paid and borne by the Owner's alone.
43. During the period of development/construction till the date of occupation of the project, the Developer shall be entitled to keep the building properly insured against fire, war, natural calamities, riots etc. and shall pay the premium for that purpose. The Allottee(s), of the sold area and the Developer and the Owners, in case of the unsold area shall proportionately bear the cost of such insurances.
44. The Owner agrees that the Developer does have right to create mortgage or charge or any sort of encumbrance over the said Land or raise any finance against security of the said Land from any bank/financial institution.

Devilkar *For B.M. Gupta Developers Pvt. Ltd*

For B.M. Gupta Developers Pvt. Ltd

Authorised Signatory

45. That the Owners shall authorize or execute irrevocable Power of Attorney in favour of Developer for the registration of sale deed in the office of Sub-Registrar Rewari on their behalf for the area under Developer allocation and/or the owners themselves appear before the Sub-Registrar at the time of registrations of sale deeds if so desired by the Developer and/or the Owners shall become party to such sale deeds.
46. That no changes, modifications or alterations to this Agreement shall be done without mutual consent of the parties in writing hereto and without prior permission of DGTCP, Haryana.
47. That the parties hereto have agreed and undertaken to perform the part of Agreement with due diligence and mutual co operation keeping in view the interest of each other and to execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
48. That the failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each & every provision.
49. That in pursuance of the obligations and parties hereto duly performing and observing all the covenants herein contained in this Agreement shall not be revoked or cancelled and shall be binding on both the parties and their successors, administrators, legal heirs, assignees, executors and liquidator.
50. That this Agreement is not and shall not, however, be deemed to be constructed as a partnership between the parties hereto and the same will never be deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
51. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall be valid and enforceable in accordance with the terms.
52. That it is an integral and essential term of this Agreement that the name of the said project shall be decided exclusively by the Developer at its sole discretion and Owners shall not have any objection for the same.
53. That this Agreement shall always be subject to the usual force majeure circumstances. Notwithstanding, anything to the contrary contained under this Agreement, it is specifically agreed between the Parties that any time taken by any Authority in granting any approvals, consents, plans, sanctions, licences etc. shall be excluded from the computation of any time in the completion of any work to be completed by the Developer and/or the obligations of the Developer under this Agreement.
54. That both the Parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered between them on their free will.
55. In case of any dispute or difference, the parties shall try to settle the same amicably, failing which the matter shall be referred for Arbitration under the Arbitration and Conciliation Act, 1996 which shall consist of three Arbitrators. The Owners shall appoint one Arbitrator on their behalf and the Developer shall appoint one arbitrator and the two arbitrators so appointed

Qashan - P. S. 2124 Jamile

For B.M. Gupta Developers Pvt. Ltd

Authorised Signatory

shall appoint a third Arbitrator. The venue of arbitration shall be Rewari. However, the work of development and/or completion of the said Project and/or any other matter incidental to this Agreement, shall not at any time or during or after arbitration proceeding, be stopped, prevented, obstructed, or delayed in any manner whatsoever. All the matters directly or impliedly concerning this Agreement shall be subject to the jurisdiction of courts at Rewari only.

56. That the said Registered Supplementary Collaboration Agreement date 28-8-2013 will be irrevocable and no modification/alteration etc. in terms and conditions can be undertaken except after obtaining prior permission of DGTEP, Haryana Chandigarh.

57. All Communications between the parties shall be sent through registered post at the Address of the parties or against receipt by hand.

58. This Agreement shall be executed and the original copy of the same shall be retained by the Developer and its copy shall be retained by the Owners.

59. That one copy belonging to the Developer shall be got registered with the concerned Sub Registrar and the Owners shall remain present for such execution before the Sub Registrar on the time and date fixed by the Developer.

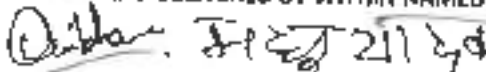

IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE D, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

SIGNED AND DELIVERED BY WITHIN NAMED DEVELOPER.

For B.M. Gupta Developers Pvt. Ltd.

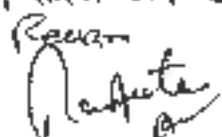
 Authorized Signatory

SIGNED AND DELIVERED BY WITHIN NAMED OWNERS

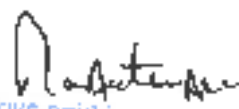


Witness:

1. Ram Arora Saini Adh


2. Manoj Kumar Sh. Chhabra
 RB Dhana




 The above said instrument is
 drafted as per instructions of
 parties to the deed drafted
 by MAITRA SAINI / Director

ANNEXURE - A**SCHEDULE OF LAND**

VILLAGE	RECT. No.	Kila No.	Area (Kanal - Marla)
Dhalawas	37	3/2	7-0
		4/2	5-11
		7	3-7
		Total	15-18
		Share 1/4 of Total Area	3-19-4
		Total Land	3-19-4 or 0.49653
			Acres

Deewan

21/4N

Jamir

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory



44/4
12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/07/2019

Certificate No. S0K2019G151



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 53567667



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krishanpal

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirhol

City/Village : Sirhol

District : Gurgaon

State : Haryana

Phone: 94*****90

Others : Na



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Rewari

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Others : Na

Pose : Non Judicial Stamp Paper for SPA

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

Krishanpal

Ravi Shanker Gupta

CHALLAN
Government of Haryana
Candidate Code

Valid Upto: 18-07-2019 (Cash)
12-07-2019 (Cheque/DD)

GRN No: 0053668673 Date: 11-07-2019 22:31:40

Office Name: 0362-TEHSILDAR REWARI
Treasury: Rewari
Period: (2019-20) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	100	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount:	0	
Total/Net Amount:	103	
₹ One Hundred and Three Rupees		

Tenderer's Detail

GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900106611072019
Payment Date: 11/07/2019
Bank: SBI Aggregator
Status: Success

CHALLAN
Government of Haryana
Candidate Code

Valid Upto: 18-07-2019 (Cash)
12-07-2019 (Cheque/DD)

GRN No: 0053668673 Date: 11-07-2019 22:31:40

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PD AcNo	0	
Deduction Amount:	0	
Total/Net Amount:	103	
₹ One Hundred and Three only		

Tenderer's Detail

GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900106611072019
Payment Date: 11/07/2019
Bank: SBI 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.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : 242019 G151/11-07-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Kirshan Pal S/o Sh. Jaswant Singh S/o Sh. Tej Singh R/o Vill. Siruhal, Distt. Gurgaon at present H.No.3126/110, Gali No.7 Company Bagh, Bharawas Road, Rewari, Tehsil & Distt. Rewari (Haryana) (Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has 1/4 share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres of its 1/4 share which comes to i.e. 11 Kanal** vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, in consideration of the obligations of the developer, undertaken to execute in favour of the developer and/or its nominee, an Special Power of Attorney, for the purpose of authorising and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;




दिनांक: 12-07-2019

प्रलेख नं: 44

डीड संबंधी विवरण	
डीड का नाम	SPV
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	ढालियावास
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SOK2019G151	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChalan: 53569873
	वेस्टिंग शुल्क 3 रुपये
Handled By: Vinay Yadav Adv.	Service Charge: 200


यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:31:00 PM बजे श्री/श्रीमती /कुमारी
कृष्णपाल पुत्र जसवन्त सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
कृष्णपाल


उप/संयुक्त पंजीकृत अधिकारी (रिवाड़ी)
मनुजें सैब सैक्रेटरी
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रविशंकर गुप्ता पुत्र वृजमोहन गुप्ता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन एडवोकेट पिता --- निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रन सिंह निवासी रेवाड़ी ने की।
साक्षी नं: 1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 12-07-2019


उप/संयुक्त पंजीकृत अधिकारी (रिवाड़ी)
मनुजें सैब सैक्रेटरी
रेवाड़ी

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated **10-07-2019**) to be the true and lawfully constituted attorney of the Executant and in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the L.OI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demand or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;



Reg. NO

Reg. Year

Book No

54

2019-2020

4



पेशकर्ता



प्राधिकृत



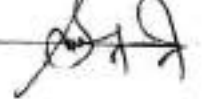
गवाह

उपासयुक्त पंजीयन अधिकारी

पेशकर्ता :- कृष्णपाल 

प्राधिकृत :- रविशंकर गुप्ता 



गवाह 1 :- सचिन एडवोकेट 

गवाह 2 :- मन्जीत सिंह 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 44 आर दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 3 से 4 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामने किये हैं।

दिनांक 12-07-2019

उपासयुक्त  ( रेवाड़ी)
रेवाड़ी

8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
9. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
13. 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 Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;



14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.



IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness:

S. Ach

K. Gupta
Executant

1. Sachin Adv. Rawar

2. Mansuet Singh & Ram Nugh
Adv. Rawar

S. Ach

R. Gupta

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction of the
parties to the deed drafted

S. Ach
Adv. Rawar (Adv.)

45/4
12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/07/2019

Certificate No S0K2019G152



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No 53571438



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mahavir

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirhol

City/Village : Sirhol

District : Gurgaon

State : Haryana

Phone: 94*****90

Others : Na



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Rewari

City/Village: Rewari

District : Rewari

State : Haryana

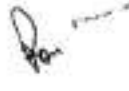
Phone : 94*****90

Others : Na

Purpose : Non Judicial Stamp Paper for SPA

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

Government of Haryana	
Serial No: 000150900151911072019	Barcode
GRN No: 000150900151911072019	Date: 11 Jul 2019 23:55:35
Office Name: 0002 TEHSILDAR REWARI	
Treasury: Rewari	
Period: (2019-20) One Time	
Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Pasting Fees	3
PD AcNo: 0	
Deduction Amount: ₹	0
TotalNet Amount: ₹	103
₹ One Hundred and Three Rupees	
Tenderer's Detail	
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-	
PAN No:	
Tenderer's Name: Ravi Shanker Gupta	
Address: S o Braj Mohan Gupta R o Rewari	
Particulars: Registration Fee And Pasting Fee	
Cheque/DD-Details: 	
Depositor's Signature	
FOR USE IN RECEIVING BANK	
Bank CIN/Ref No:	000150900151911072019
Payment Date:	11/07/2019
Bank:	SBI Aggregator
Status:	Success

Government of Haryana	
Serial No: 000150900151911072019	Barcode
GRN No: 000150900151911072019	Date: 11 Jul 2019 23:55:35
Office Name: 0002 TEHSILDAR REWARI	
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PD AcNo: 0	
Deduction Amount: ₹	0
TotalNet Amount: ₹	103
₹ One Hundred and Three only	
Tenderer's Detail	
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-	
PAN No:	
Tenderer's Name: Ravi Shanker Gupta	
Address: S o Braj Mohan Gupta R o Rewari	
Particulars: Registration Fee And Pasting Fee	
Cheque/DD-Details: 	
Depositor's Signature	
FOR USE IN RECEIVING BANK	
Bank CIN/Ref No:	000150900151911072019
Payment Date:	11/07/2019
Bank:	SBI 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.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : 50K20190122 / 11-07-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Mahabir S/o Sh. Jaswant Singh S/o Sh. Tej Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has $\frac{1}{4}$ share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-15) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres of its $\frac{1}{4}$ share which comes to i.e. 11 Kanal** vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, in consideration of the obligations of the developer, undertaken to execute in favour of the developer and/or its nominee, an Special Power of Attorney, for the purpose of authorising and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;



प्रलेख नं:45

दिनांक:12-07-2019

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	ढातिचावास

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ह्यूटी की राशि 1000 रुपये
स्टाम्प नं : 50K2019G152	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:53578505 पेस्टिंग शुल्क 3 रुपये
Drafted By: Vinay Yadav Adv.	
Service Charge:200	

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:33:00 PM बजे श्री/श्रीमती /कुमारी महावीर पुत्र जसकान्त सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
महावीर

उप/समुक्त पंजीकरण अधिकारी (रिवाड़ी)
मकुलत लक्ष्मी देवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र ब्रजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन पडवोकेट पिता — निवासी देवाड़ी व श्री/श्रीमती /कुमारी मनजीत सिंह पिता रम सिंह निवासी देवाड़ी ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12-07-2019

उप/समुक्त पंजीकरण अधिकारी (रिवाड़ी)
मकुलत लक्ष्मी देवाड़ी

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439 , Sector 3 , Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated **10-07-2019**) to be the true and lawfully constituted attorney of the Executant and in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;



Reg. No.

Reg. Year

Book No.

45

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- महावीर

प्राधिकृत :- रवि संकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मनजीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 45 अंश दिनांक 12-07-2019 को बही नं 4 खिन्दा नं 347 के पृष्ठ नं 35.26 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 खिन्दा नं 159 के पृष्ठ संख्या 5 से 8 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (खाता)
संयुक्त तहसील
रेवाड़ी

8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
9. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
13. 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 Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;



14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.



IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

1. Sachin Adv Rani

Executant



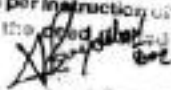
2. Manjeet Singh & Ravi Singh
As Rani



Attorney Holder
(Mr. Ravi Shanker Gupta)



he above said instrument
affixed as per instruction of the
Attorney to the deed of the



41/4
12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/07/2019

Certificate No. S0L2019G64



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 53613064



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dheeraj

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Shihol

District : Gurugram

State : Haryana

Phone: 94*****90



Buyer / Second Party Detail

Name : Ravi shankar gupta

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Pr use : NON JUDICIAL STAMP FOR GPA SPA

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

[Signature]

[Signature]

Government of Haryana	
Valid Upto: 19-07-2019 (Cash) 13-07-2019 (Tq/DD)	
GRN No: 0051616334	Date: 12 Jul 2019 13:00:15
Office Name: 0362-TEHSIL DARREWARI	
Treasury: Rawari	
Period: (2019-20) One Time	
Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Pasting Fees	3
PD AcNo: 0	
Deduction Amount: ₹	0
Total/Net Amount: ₹	103
₹ One Hundred and Three Rupees	
Tenderer's Detail	
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-	
PAN No:	
Tenderer's Name: Dhawal	
Address: shival	
Particulars: registration fee and pasting fee	
 Cheque/DD- Detail: Depositor's Signature	
FOR USE IN RECEIVING BANK	
Bank CIN/Ref No:	000150902815012072019
Payment Date:	12/07/2019
Bank:	SBI Aggregator
Status:	Success

Government of Haryana	
Valid Upto: 19-07-2019 (Cash) 13-07-2019 (Tq/DD)	
GRN No: 0051616334	Date: 12 Jul 2019 13:00:15
Office Name: 0362-TEHSIL DARREWARI	
Treasury: Rawari	
Period: (2019-20) One Time	
Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Pasting Fees	3
PD AcNo: 0	
Deduction Amount: ₹	0
Total/Net Amount: ₹	103
₹ One Hundred and Three only	
Tenderer's Detail	
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-	
PAN No:	
Tenderer's Name: Dhawal	
Address: shival	
Particulars: registration fee and pasting fee	
 Cheque/DD- Detail: Depositor's Signature	
FOR USE IN RECEIVING BANK	
Bank CIN/Ref No:	000150902815012072019
Payment Date:	12/07/2019
Bank:	SBI 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.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : SOL 2019 664 (12.07.2019)
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Dheeraj S/o Sh. Balraj Singh S/o Sh. Jaswant Singh R/o Vill. Sirchal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has **1/8 share** of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres** of its **1/8 share** which comes to i.e. **5 Kanal 10 Marla** vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, in consideration of the obligations of the developer, undertaken to execute in favour of the developer and/or its nominee, an Special Power of Attorney, for the purpose of authorising and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;



दिनांक: 12-07-2019

प्रलेख नं: 46

बीड संबंधी विवरण

बीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर दासियावास

धन संबंधी विवरण


राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SOL2019G64 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan 53618334 पेन्टिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv.

Service Charge: 200


यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:54:00 PM बजे श्री/श्रीमती /कुमारी धीरज पुत्र बलराज सिंह निवास दासिया पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
धीरज


उपस्थान्त (सहचालक/सहचालिका/सहचालिका) (सहचालिका)
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन एडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता राम सिंह निवासी रेवाड़ी ने की।
साक्षी नं: 1 यो हम जम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 12/07/2019


उपस्थान्त (सहचालक/सहचालिका/सहचालिका) (सहचालिका)
रेवाड़ी

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439 , Sector 3 , Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the Executant and in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demand or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;



Reg. No.

Reg. Year

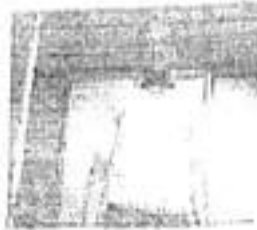
Book No.

2019-2020

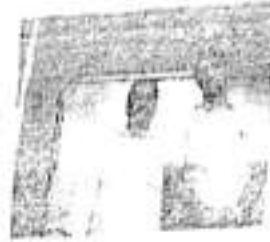
4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- धीरज

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मन्जीत सिंह

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 46 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 9 से 12 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 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाजी)
संयुक्त सेवा रजिस्ट्रार
रेवाड़ी

8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
9. To represent and to act on behalf of the Excitant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
13. 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 Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;



14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.



IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness:

S. Adu

1. Srichin Adv. Rewari

R. Gupta
Executant

2. Manjeet Singh & Ravi Singh

R. Rewari

R. Gupta

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction of
parties to the deed.

[Signature]
Notary Public, Ahmedabad

47/4

12-07-2019

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 12/07/2019

Certificate No. S0L2019G1

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 53576778



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Neeraj

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirhol

City/Village : Sirhol

District : Gurgaon

State : Haryana

Phone: 94*****90

Others : Dheeraj

**Buyer / Second Party Detail**

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Rewari

City/Village: Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Others : Na

Purpose : Non Judicial Stamp Paper for SPA

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

Government of Haryana

Valid Upto: 19-07-2019 (Cash)
13-07-2019 (Chq/DD)

GRN No: 000577025 Date: 12/07/2019 (00:12:58)

Office Name: 0302-TEHSILDAR REWARI
Treasury: Rewari
Period: (2019-20) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	100	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount:	₹	0
Total/Net Amount:	₹	103
₹ One Hundred and Three Rupees		

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-
PAN No:
Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque/DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900154012072019
Payment Date: 12/07/2019
Bank: SBI Aggregator
Status: Success

Government of Haryana

Valid Upto: 19-07-2019 (Cash)
13-07-2019 (Chq/DD)

GRN No: 000577025 Date: 12/07/2019 (00:12:58)

Office Name: 0302-TEHSILDAR REWARI
Treasury: Rewari
Period: (2019-20) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	100	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount:	₹	0
Total/Net Amount:	₹	103
₹ One Hundred and Three only		

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-
PAN No:
Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque/DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900154012072019
Payment Date: 12/07/2019
Bank: SBI 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.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : SOL 2019 61 / 12-07-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Neeraj S/o Sh. Balraj Singh S/o Sh. Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has **1/8 share** of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres** of its **1/8 share** which comes to i.e. **5 Kanal 10 Marla** vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "**Agreement**") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCB5204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (the "**Developer**"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, in consideration of the obligations of the developer, undertaken to execute in favour of the developer and/or its nominee, an Special Power of Attorney, for the purpose of authorising and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;



प्रलेख नं:47


दिनांक:12-07-2019

डीड संबंधी विवरण	
पति का नाम	SPV
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	दालियाबास

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SOL2019G1	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:53577025
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Vinay Yadav Adv.	
Service Charge:200	


यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:55:00 PM बजे श्री/श्रीमती /कुमारी नीरज पुत्र बलराज सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
नीरज


उपस्थित पंजीकरण अधिकारी (रिवाड़ी)
संयुक्त सचिव रजिस्ट्रार
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन एडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रज सिंह निवासी रेवाड़ी ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12.07.2019


उपस्थित पंजीकरण अधिकारी (रिवाड़ी)
संयुक्त सचिव रजिस्ट्रार
रेवाड़ी

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439 , Sector 3 , Rewari, I.e.** the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated **10-07-2019**) to be the true and lawfully constituted attorney of the Executant and in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;



Reg. No

Reg. Year

Book No.

47

2019-2020



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- नीरज

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मन्जीत सिंह

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 47 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 13 से 16 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/लिखान अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सचिव सचिवालय
रेवाड़ी

- 11 -
8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
 9. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
 10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
 11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
 12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
 13. 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 Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;



- 4-
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
 15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
 16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
 17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
 18. AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
 19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
 20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.



IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

[Signature]

[Signature]
Executant

1. Sechin Ad. Pwari

2. Manjeet Singh & Parn Singh
Rs Pwari

[Signature]

[Signature]

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction
submitted to the deed dated
[Signature]
20/11/2019, 10:00 AM
(Notary)

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 11/08/2023

Certificate No. 50K2023H47

GRN No. 105939681



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Rupees)

Seller / First Party Detail

Name: Vaibhav

H.No/Floor: Na

Section/Ward: Na

LandMark: Sirohal

City/Village: Sirohal

District: Gurgaon

State: Haryana

Phone: 99*****73

Others: Madhu yadav tanisha yadav rajwanti dev



107/4

28-08-2023

Buyer / Second Party Detail

Name: Ravi Shankar Gupta

H.No/Floor: 439

Section/Ward: 03

LandMark: Part 1 rewan

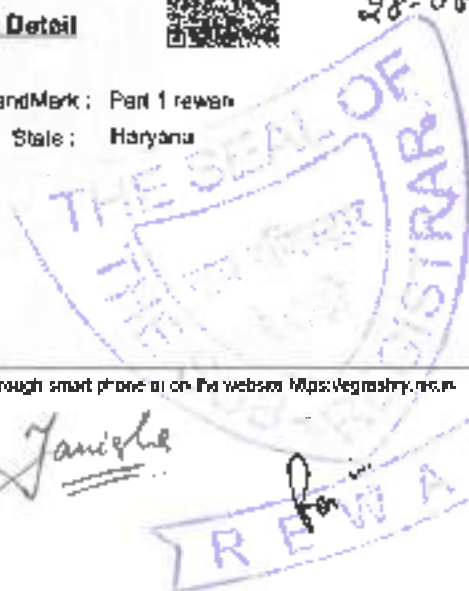
City/Village: Rewari

District: Rewari

State: Haryana

Phone: 94*****03

Purpose: NON JUDICIAL STAMP PAPER FOR SPA



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

Quibhan. 21 22 21 24

Tanisha



DD Code: 0992		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 18-08-2023 (Cash) "0105940512" 12-08-2023 (Chq/DD)					
GRN No: 0105940512		Date: 11 Aug 2023 10:55:11			
Office Name: 0362-TEHSILDAR REWARI					
Treasury: Rewari					
Period: (2023-24) One Time					
Head of Account				Amount ₹	
0030-03-104-99-51 Fees for Registration				100	
0030-03-104-97-51 Pasting Fees				3	
PD AcNo: 0					
Deduction Amount: ₹				0	
TotalNet Amount: ₹				103	
₹ One Hundred and Three Rupees					
Tenderer's Detail					
GPF/PRANTIN/Acct. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: RAVI SHANKER GUPTA					
Address: S O BRAJ MOHAN GUPTA R O REWARI					
Particulars: REGISTRATION FEE AND PASTING FEE					
Cheque/DD: Detail:  Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Rat No:		000150929690411082023			
Payment Date:		11/08/2023			
Bank:		SBI Aggregator			
Status:		Success			

DD Code: 0992		E - CHALLAN Government of Haryana		As/Dept Copy	
Valid Upto: 18-08-2023 (Cash) "0105940512" 12-08-2023 (Chq/DD)					
GRN No: 0105940512		Date: 11 Aug 2023 10:55:11			
Office Name: 0362-TEHSILDAR REWARI					
Treasury: Rewari					
Period: (2023-24) One Time					
Head of Account				Amount ₹	
0030-03-104-99-51 Fees for Registration				100	
0030-03-104-97-51 Pasting Fees				3	
PD AcNo: 0					
Deduction Amount: ₹				0	
TotalNet Amount: ₹				103	
₹ One Hundred and Three only					
Tenderer's Detail					
GPF/PRANTIN/Acct. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: RAVI SHANKER GUPTA					
Address: S O BRAJ MOHAN GUPTA R O REWARI					
Particulars: REGISTRATION FEE AND PASTING FEE					
Cheque/DD: Detail:  Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Rat No:		000150929690411082023			
Payment Date:		11/08/2023			
Bank:		SBI 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.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 28th DAY OF AUG. 2023 BY

Vaibhav (Son) and Tanisha Yadav (Daughter) and Shrimati Madhu Yadav (Widow) and Shrimati Lajwanti Devi (Mother) of Sh. Parveen Yadav S/o Sh. Ram Phal R/o Vill. Sirphal, Distt. Gurugram at present flat No. B - 2, Govt. Employees Co - op, Group Housing Society, Rewari, Tehsil & Distt. Rewari, (Haryana) [Hereinafter called the Executants].

WHEREAS:

- A. That Executants having 1/4 share each of all four the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat no. 116, Khatoni No. 135, Rectnagle No. 37, Killa No. 3/2(7-0), 4/2(5-11), 7(3-7) Kita 3 total measuring 15 Kanah 18 Marla of its 1/4 share which comes to i.e. 3 Kanah 19 Marla 4 Sarsal situated in the revenue estate of Village Dhaliawas the total land of the village comes to 15 Kanah 18 Marla or 1.98750 Acres of its 1/4 share which comes to i.e. 3 Kanah 19 Marla 4 Sarsal vide mutation no.- 3602 (Vill. Dhaliawas). The revenue records (Jamabandi for the year 2013-14, 2018-19, & Mutation No.- 2603, 2642, 479) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land".
- B. All the Executants have entered into a Supplementary Collaboration Agreement duly vide registered in the Sub-Registrar Office Rewari, Haryana vide Deed no. 3734 dated 08-08-23 which is part of Collaboration Agreement Deed No. 3122 Dated -12 July 2019 (hereinafter referred to as the "Supplementary Agreement") in favor of M/S B.M. Gupta Developers Pvt. Ltd. having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector - 26, Garhi Boln Road, Rewari - 123401 (Haryana) (the "Developer") in terms of which the Executants have granted the entire Development Rights over the Subject Lands to the Developer to Develop the land as per the terms and conditions provided in the Agreement.
- C. Further, under the terms of the Agreement, the Executants have, in consideration of the obligation of the developer undertaken to execute in favor of the developer and/ or its nominee, a Special Power of Attorney, for the purpose of authorizing and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters, and things as it is entitled to under the Agreement.

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSTH:

That, the above all named Executants, do hereby irrevocable nominate, constitute and apowes: Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari, i.e. the authorized Signatory of the Developer (as authorized by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the all Executants and in its name and own its behalf to do, either by itself or through its substitutes hereinafter contained and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

Signature of Vaibhav 28/08/2023 *Signature of Tanisha*



प्रलेख नं:107

दिनांक:28-08-2023

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर टालियावास

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SDK2023H47 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:105940512 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF Service Charge:200

यह प्रलेख आज दिनांक 28-08-2023 दिन सोमवार समय 1:13:00 PM बजे श्री/श्रीमती /कुमारी
VAIBHAV पुत्र PARVEEN YADAV MADHU YADAV पत्नी PARVEEN YADAV TANISHA YADAV पुत्री PARVEEN
YADAV LAJWANTI DEVI माता PARVEEN YADAV निवास SIROHAL द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI DEVI

उप/संबन्धित पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar
Rewari

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAVI SHANKER GUPTA पुत्र BRAJ MOHAN GUPTA हाजिर हैं। प्रस्तुत प्रलेख के
तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR SAINI ADV पिता BABU
LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता SATYAPAL

निवासी DHANA ने की।

साक्षी नं:1 को हम मजबूरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संबन्धित पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar
Rewari

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executants before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and other and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any document in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favor of Prospective Buyers/tenants/Licensees for Developer's share of developed area;
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi against all trespassers on Subject Lands and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate evacuated authority and to contests and develop the Project in according with the sanctioned plans and specification.
9. To represent and to act on behalf of the all Executants, before any Government Authority, Local body, public or private utilities and service providers and to sign, follow up and make any letter, document, application, petition, representation and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission etc. as required under applicable laws, rules, regulations, order, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the Subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;

Quibhan 21/7/19 *Lamish*

Reg. No.

Reg. Year

Book No.

107

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI
DEVI

प्राधिकृत :- RAVI SHANKER GUPTA

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ KUMAR


प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 107 आज दिनांक 28-08-2023 को बही नं 4 जिल्द नं 348 के पृष्ठ नं 9 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 182 के पृष्ठ संख्या 98 से 101 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 28-08-2023

उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

11. To carry out the full, free, and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling water storage facilities, water mains, sewage, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds, and documents as may be required for the aforesaid purpose;
13. 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 construction/building on the Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labor, workmen, personal (skilled and unskilled) or other persons in respect of the project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and raise with them from time to time and to give them instructions as the said attorney may desire or deem fit from time to time;
15. To apply to the Government or any Governmental Authority or any other Authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project.
16. To exercise full, free, uninterrupted, exclusive and Marketing rights and branding rights in respect of the project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to notify and confirm all and whatsoever our said attorney or its substitutes, under the Power In that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;


Chaitan. Jitendra 21/4/19

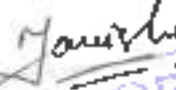
 Javale

19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatever and it shall remain irrevocable till the said constituted attorneys complete the developments work and put the third party or parties in possession of the said flat; duly constructed by them and until the conveyance(s) of the said land is executed in favors of our attorney(s), their nominee/nominees, assignee.
20. And I hereby declare that this instrument shall be equally binding on the representative nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.

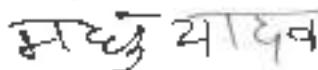
IN THE WITNESS WHEREOF the Executants have executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

1. Vaibhav (Son)


2. Tanisha Yadav (Daughter)

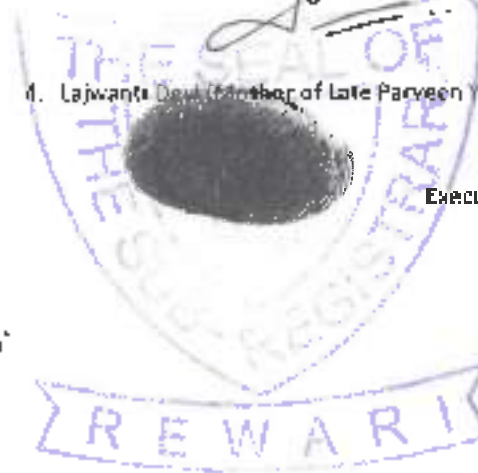


3. Machu yadav (Widow)



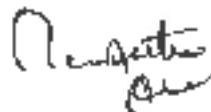
4. Lajwanti Devi (Mother of Late Parveen Yadav)

Executants



Witness:

1. Ram Anbar Saini Sdr. Rawani



2. Manoj Kumar S6 Satyaboh
S6 Dhama





Attorney Holder

(Mr. Ravi Shanker Gupta)



Witnesses said statements &
affirmed as per instructions
parties to the deed drafted
by RAM ANBAR SAINI Advocate

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 11/08/2023

Certificate No. S0K2023H61

GRN No. 105839637



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

1% Non Imp

Seller / First Party Detail

Name: Veibhav

H.No/Floor: Na

City/Village: Sirohal

Phone: 98*****73

Sector/Ward: Na

District: Gurgaon

Others: Madhu yadav Janisha yadav lewanti devi

LandMark: Sirohal

State: Haryana



105/4

28-08-2023

Buyer / Second Party Detail

Name: Ravi Shanker Gupta

H.No/Floor: 439

City/Village: Rewari

Phone: 94*****03

Sector/Ward: 03

District: Rewari

LandMark: Part 1 rewari

State: Haryana

Purpose: NON JUDICIAL STAMP PAPER FOR SPA

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

Deibhan H 23 41 49

Janisha

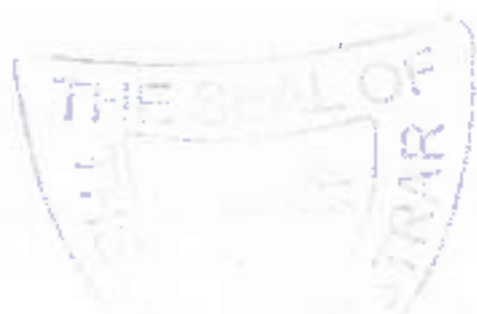
h.m



DDO Code: 0352		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 18-08-2023 (Cash) "0105941364" 12-08-2023 (Chq/DD)				
GRN No.: 0105941364		Date: 11 Aug 2023 11:06:31		
Office Name: 0352-TEHSILDAK REWARI				
Treasury: Rewari				
Period: (2023-24) One Time				
Head of Account				Amount ₹
0030-03-104-00-51 Fees for Registration				100
0030-03-104-07-51 Pasting Fees				3
PD AcNo: 0				
Deduction Amount: ₹				0
TotalNet Amount: ₹				103
₹ One Hundred and Three Rupees				
Tenderer's Detail				
GPF/PRANTIN/VCL no./VehicleNo/Taxid:-				
PAN No:				
Tenderer's Name: RAVI SHANKER GUPTA				
Address: S O BRAJ MOHAN GUPTA R O REWARI				
Particulars: REGISTRATION FEE AND PASTING FEE				
Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150929769211082023				
Payment Date: 11/08/2023				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 0352		E - CHALLAN Government of Haryana		Ad: Dupt Copy
Valid Upto: 18-08-2023 (Cash) "0105941364" 12-08-2023 (Chq/DD)				
GRN No.: 0105941364		Date: 11 Aug 2023 11:06:31		
Office Name: 0352-TEHSILDAK REWARI				
Treasury: Rewari				
Period: (2023-24) One Time				
Head of Account				Amount ₹
0030-03-104-00-51 Fees for Registration				100
0030-03-104-07-51 Pasting Fees				3
PD AcNo: 0				
Deduction Amount: ₹				0
TotalNet Amount: ₹				103
₹ One Hundred and Three only				
Tenderer's Detail				
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Particulars: REGISTRATION FEE AND PASTING FEE				
Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No: 000150929769211082023				
Payment Date: 11/08/2023				
Bank: SBI 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.



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 28th DAY OF Aug. 2023 BY

Vaibhav (Son) and Tanisha Yadav (Daughter) and Shrimati Madhu Yadav (Widow) and Shrimati Lajwanti Dwi (Mother) of Sh. Parveen Yadav S/o Sh. Ram Phal R/o Vill. Sirahal, Distt. Gurugram at present flat No. 8 - 2, Govt. Employees Co - op, Group Housing Society, Rewari, Tehsil & Distt. Rewari, (Haryana) (Hereinafter called the Executants).

WHEREAS:

- A. That Executants having 1/4 share each of all four the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No. 26, Khatooni No. 30, Rectangle No. 1, Killa No. 6/1(0-8), 6/2(3-8) Rectangle No. 2, Killa No. 7(4-13), 8/3(5-31), 9/3(2-2), 10(6-2), 13/1/2(2-6), 14/1(4-0), Kita 8 total measuring 28 Kanai 2 Marla of its 1/4 share which comes to i.e. 7 Kanai 0 Marai 4 Sarsai situated in the revenue estate of Village Dhamlaka, the total land of the village comes to 28 Kanai 2 Marla or 3.51250 Acres of its 1/4 share which comes to i.e. 7 Kanai 0 Marai 4 Sarsai Vide mutation no.- 500 & 506 [Village Dhamlaka]. The revenue records (Jamabandi for the year 2013-14, 2017-18, 2022-23 & Mutation No. 500, 506) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land".
- B. The Executants have entered into a Supplementary Collaboration Agreement duly vide registered in Sub-Registrar Office Rewari Haryana vide Deed no. 3735 dated 28-8-22 which is part of Collaboration Agreement Deed No. 3122 Dated -12 July 2019 (hereinafter referred to as the "Supplementary Agreement") in favor of M/S B.M Gupta Developers Pvt. Ltd. having its registered office at at 5th Floor, BMG City Centre, Elegant City, Sector - 26, Garhi Bohn Road, Rewari - 123401, (Haryana) (the "Developer") in terms of which the Executants have granted the entire Development Rights over the Subject Lands to the Developer to Develop the land as per the terms and conditions provided in the Agreement.
- C. Further, under the terms of the Agreement, the Executants have, in consideration of the obligation of the developer undertaken to execute in favor of the developer and/ or its nominee, a Special Power of Attorney, for the purpose of authorizing and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters, and things as it is entitled to under the Agreement.

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSTH:

That, all the above named Executants, do hereby Irrevocable nominate, constitute and apowes: Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari, i.e. the authorized Signatory of the Developer (as authorized by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the all Executants and in its name and own its behalf to do, either by itself or through its substitutes hereinafter contained and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executants before any official/office and to obtain the LOI and subsequently the license and further to collect the license;

(Signature of Vaibhav) *(Signature of Tanisha)*



डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर धामलाका

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : S0K2023IT51 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan.105841384 पेस्टिंग शुल्क 3 रुपये

Drafted By: RAM AVTAR SAINI ADV.

Service Charge:200

यह प्रलेख आज दिनांक 28-08-2023 दिन सोमवार समय 1:11:00 PM बजे श्री/श्रीमती /कुमारी

VAIBHAV पुत्र PARVEEN YADAV MADHU YADAV पत्नी PARVEEN YADAV TANISHA YADAV पुत्री PARVEEN YADAV LAJWANTI DEVI माता PARVEEN YADAV निवास SIROHAL द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

bal

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar
Rewari

हस्ताक्षर प्रस्तुतकर्ता

VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI DEVI

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAVI SHANKER GUPTA पुत्र BRAJ MOHAN GUPTA हजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR SAINI ADV पिता BABU LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता SATYAPAL

निवासी DHANA ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

bal

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar
Rewari

2. To complete all the related formalities like bearing of cost and expenses and other and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting License from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any document in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deed and all other agreements in favor of Prospective buyers/tenants/Licensees for Developer's share of developed area
5. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi against all trespassers on Subject Lands and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate a nuisance;
8. To carry out the Project on the Subject Lands through or with due sanction of the appropriate evacuated authority and to contests and develop the Project in according with the sanctioned plans and specification
9. To represent and to act on behalf of the all Executants, before any Government Authority, Local body, public or private utilities and service providers and to sign, follow up and make any letter, document, application, petition, representation and submissions, as the Developer may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connector with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re – approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission etc. as required under applicable laws, rules, regulations, order, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the Subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;

- 11 To carry out the full, free, and uninterrupted development of the Project as per the terms of the Agreement;

Orinda: H. E. 21 49 Lamish



Reg. No.

Reg. Year

Book No.

106

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- VAIBHAV MADHU YADAV TANISHA YADAV LAJWANTI
DEVI

प्राधिकृत :- RAVI SHANKER GUPTA

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र


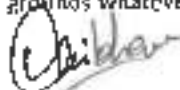
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 106 आज दिनांक 28-08-2023 को बही नं 4 जिल्द नं 348 के पृष्ठ नं 8.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 182 के पृष्ठ संख्या 94 से 97 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-08-2023

उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

Handwritten signature
Sub Registrar
Prayagrah

12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling water storage facilities, water mains, sewage, light, Electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds, and documents as may be required for the aforesaid purpose;
13. 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 construction/building on the Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labor, workmen, personal (skilled and unskilled) or other persons in respect of the project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and raise with them from time to time and to give them instructions as the said attorney may desire or deem fit from time to time.
15. To apply to the Government or any Governmental Authority or any other Authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project.
16. To exercise full, free, uninterrupted, exclusive and Marketing rights and branding rights in respect of the project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to notify and confirm all and whatsoever our said attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatever and it shall remain irrevocable till the said constituted attorneys complete

  . ३१२७ २१६९

 Jamishe

the developments work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favor of our attorney(s), their nominee/nominees, assignee.

20. And I hereby declare that this instrument shall be equally binding on the representative nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer

IN THE WITNESS WHEREOF the Executants have executed this deed of Special Power of Attorney on the day, month and year set forth below its signature

1. Vaibhav (Son)

Vaibhav

2. Tanisha Yadav (Daughter)

Tanisha

3. Madhu Yadav (Widow)

Madhu

4. Lajwanti Devi (Mother of Late Parveen Yadav)



Executants

Witness;

1. Ram Anand Saini Adv. Ram

Ram Anand Saini

2. Manoj Kumar Sr. Patyabak
Adv. Dhana

Manoj

Attorney Holder-

{Mr. Ravi Shanker Gupta}

Ravi Shanker Gupta

Notarized as per the original
attorney to the deed in the
presence of the executants