

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 19/05/2022

Certificate No. G0S2022E3105  
GRN No. 90537569



Stamp Duty Paid : ₹ 941500

Penalty : ₹ 0

(Rs. Two Only)

Name: Reeta Grover

H.No/Floor: 813/14

City/Village: Gurugram

Phone: 90\*\*\*\*\*17

Sector/Ward: Na

District: Gurugram

Others: Sahil grover

LandMark: Pratap nagar

State: Haryana

## Seller / First Party Detail



Name: Vatika Limited

H.No/Floor: A002

City/Village: Gurugram

Phone: 99\*\*\*\*\*31

Sector/Ward: 83

District: Gurugram

LandMark: Inxt city centre

State: Haryana

## Buyer / Second Party Detail

Purpose: COLLABORATION AGREEMENT

5649

8-8-2022

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

## COLLABORATION AGREEMENT

TYPE OF DEED	:	COLLABORATION AGREEMENT
VILLAGE/CITY NAME	:	HARSARU, GURUGRAM
TYPE OF PROPERTY	:	AGRICULTURAL LAND
LAND AREA	:	12 KANAL 11 MARLA (1.56875 Acres)
TRANSACTION VALUE	:	4,70,62,500/-
STAMP DUTY	:	9,41,500/-
STAMP CERTIFICATE NO.	:	G0S2022E3105 DATED 19-05-2022
REGISTRATION FEE	:	50,000/-
REGISTRATION FEE GRN	:	GRN NO. 90537647
ISSUED BY	:	GOVT. OF HARYANA



22/05/2022  
Sahil Grover

For Vatika Limited

*[Signature]*  
Authorized Signatory

For Vatika Limited

*[Signature]*  
Authorized Signatory

प्रलेख नं:5649

दिनांक:08-08-2022

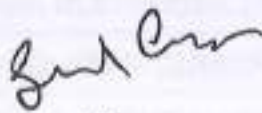
डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु


धन संबंधी विवरण

राशि 47062500 रुपये	स्टाम्प ड्यूटी की राशि 941250 रुपये
स्टाम्प नं : G052022E3105	स्टाम्प की राशि 941500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:90537647 पेस्टिंग शुल्क 0 रुपये
Drafted By: Shiv Kumar Adv	
Service Charge:0	

यह प्रलेख आज दिनांक 08-08-2022 दिन सोमवार समय 4:54:00 PM बजे श्री/श्रीमती /कुमारी Reeta Grover पत्नी Madan Lal Grover Sahil Grover पुत्र Madan Lal Grover निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
Reeta Grover Sahil Grover

  
12/11/22

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Vatika Ltd thru Gauram Bhalla OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Manjeet Kumar पिता suresh kumar निवासी chandu ggm ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है ।

दिनांक 08-08-2022



  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)

For Vatika Limited

Authorised Signatory



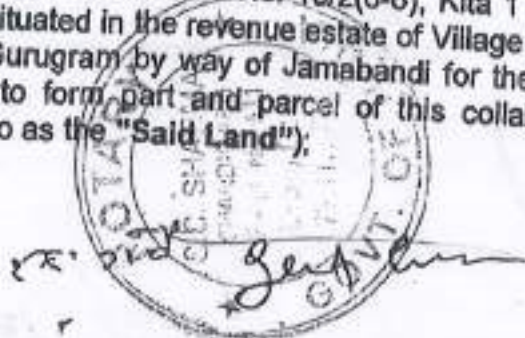
This Collaboration Agreement is executed on this 01<sup>st</sup> day of August, 2022 by and  
**BETWEEN**

1. Mrs. Reeta Grover (Adhar card no. 5373 8989 8021) wife of late Sh. Madan Lal Grover, 2. Sh. Sahil Grover (Adhar card no. 2205 8264 3236) son of late Sh. Madan Lal Grover both residents of 813-14, Partap Nagar, Gurugram, Haryana (hereinafter jointly referred to as "Owner"), which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives and assigns etc., of the **ONE PART.**

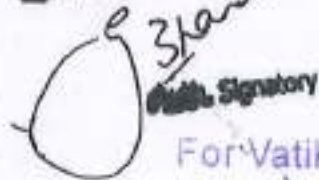
**AND**

M/s Vatika Limited (CIN U74899HR1998PLC054821) & (PAN AABCV5647G), a Company incorporated under the provisions of the Companies Act, 1956 and further governed under Companies Act, 2013, having its registered office at Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram- 122012, through its Director and authorized person Sh. Gautam Bhalla (Adhar card no. 2544 7679 0903) duly authorized in this behalf vide Board Resolution passed by the board of directors of the company on 28.04.2022 (Board Resolution dated 28.04.2022 is attached herewith as Annexure-A and Annexure A shall be deemed to form part and parcel of this collaboration agreement) (hereinafter referred to as 'Developer'), which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its subsidiary companies, associates, representatives, executors, successors, administrators and assigns etc. of the **OTHER PART.**

WHEREAS the Owner is the absolute owner in possession of the land measuring 12 kanals 11 marla i.e. 1.56875 acres (Constituent No. 1 of First Party Smt. Reeta Grover is the owner of Land comprising under Khewat/Khata No. 36/37 Mustil No. 17 Kila No. 11/1(6-8), Kita 1 area measuring 6 Kanal 8 Marla to the extent of 125/128 part coming to 6 Kanal 5 Marla and Constituent No. 2 of First Party Sh. Sahil Grover is owner of Land comprising under Khewat No./ Khata No. 57/61, Rect. No. 18 Killa No. 15/2(6-6), Kita 1 area measuring 6 Kanal 6 Marla Salam) situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by way of Jamabandi for the Year 2020-2021 which shall be deemed to form part and parcel of this collaboration agreement, (hereinafter referred to as the "Said Land");



**For Vatika Limited**

  
**Authorized Signatory**

**For Vatika Limited**

  
**Authorized Signatory**

Reg. No.

Reg. Year

Book No.

5649

2022-2023

1



पेशकर्ता



दावेदार



गवाह

३१.८.२०२२

*[Signature]*

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Reeta Grover Sahil Grover

दावेदार :- thru Gaujam Bhalla OTHER Vatika Ltd

गवाह 1 :- Shly Kumar

गवाह 2 :- Manjeet Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5649 आज दिनांक 08-08-2022 को यही नं 1 जिल्द नं 50 के पृष्ठ नं 108.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त यही संख्या 1 जिल्द नं 1045 के पृष्ठ संख्या 75 से 76 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 08-08-2022

*[Signature]*  
उप/संयुक्त पंजीयन अधिकारी (हरसह)



For Vatika Limited

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Authorised Signatory



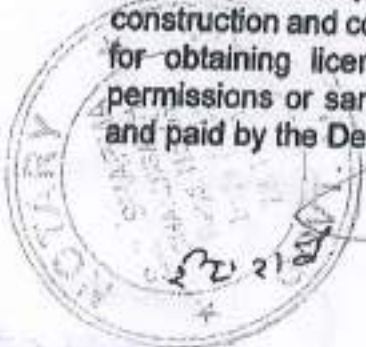
**AND WHEREAS** the Developer has represented to the Owner that the Developer had obtained License No.43 of 2013 dated 06.06.2013 in respect of the Said Land for developing Commercial Colony upon the Said Land;

**AND WHEREAS** the Developer has further represented to get the said license for setting up Commercial Colony migrated from Commercial Colony to Commercial Plotted Colony / SCOs (hereinafter referred to as the 'said project') and getting the plan sanctioned/approved from the competent authorities;

**AND WHEREAS** the owner is not equipped to execute and complete the said project while the developer has experience, expertise and resources for such projects and also enjoying good reputation in this field and is confident that it is well equipped to collaborate with the owner for the execution and completion of the said project;

**AND WHEREAS** acting on the said representations, the Owner has decided to enter into this collaboration agreement to enable the second party to execute and complete the said project on the following terms and conditions: -

1. That the developer has made enquiries and satisfied itself that the land subject matter of this collaboration agreement can be utilized for the purpose of developing the said commercial plotted colony / SCOs thereon after obtaining the necessary licenses, permissions and sanctions from the concerned authorities in this behalf.
2. That the Owner shall hand over the actual physical possession of the said land to the Developer immediately upon the Developer getting the requisite plans sanctioned/approved from the competent authorities for developing the said project. However, the Developer shall be entitled to have access to the Said Land solely for the purpose of obtaining license and other sanctions in pursuance of this Collaboration Agreement.
3. That the Developer undertakes to execute and complete the said project by developing thereon a Commercial Plotted Colony/SCO, entirely at its own cost and expenses and with its own resources after procuring and obtaining the requisite licenses, permissions, sanctions and approvals from all concerned authorities. The owner agrees to vest in the developer all requisite powers and authorities as may be necessary for obtaining the requisite licenses, permissions, sanctions, and approvals for development, construction and completion of the said project. All expenses involved in and for obtaining licenses, sanction of all types of plans, tax clearances, permissions or sanctions from the concerned authorities and paid by the Developer.



*Signature*

*Signature*  
For Vatika Limited

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4. That the entire amount required for the cost of development of the said land including the charges and fees of the Architect, preparation of plans as also all other statutory fees and charges, incidentals including scrutiny fees, license fees, conversion charges, internal/External development charges, any type of renewal charges, payable now or in future, to the Government or any other authority, for the provision of peripheral or external service of the said land, as may be prescribed by the concerned authority, shall be wholly to the account of the developer.
5. That the consideration of this agreement that is to be given by the developer to the owner in respect of the rights which are to be of the developer, shall be the development and handing over peaceful vacant possession free of cost to the owner of the owner's allocation absolutely free from all types of encumbrances, loans, liens, disputes, litigation etc. It is agreed and admitted by the parties that the allotment of the Owner's allocation to be made by the Developer shall be deemed to be fully paid up in all respects and the Owner shall not be liable to separately pay any IFMSD, electricity connection charges, water connection charges and sewerage connection charges. The development of the owner's allocated share shall be carried out by the developer at its cost and the same shall belong to the owner, it being clearly understood and agreed that even in the course of development of owner's allocation, at all stages of development shall be and is always intended to be property belonging to the owner without the owner being required or liable to pay the developer any amount towards the cost of consideration of the owner's allocated share. All EDC and IDC charges etc. have to be borne by the developer. The owner shall be entitled to deal with its allocation after allotment in the manner deemed fit by it.
6. That the Developer will get the license migrated from Commercial Colony to Commercial Plotted Colony/ SCOs on the said land within a period of 6 months from the date of signing of this agreement and will complete the development and construction of the same within a period of 24 months from signing of this agreement and to hand over the same in good condition to the owner fully developed in all respects falling which the developer shall be liable to pay compensation to the owner at the rate of Rs. 5,00,000/- (Rupees Five lakhs only) per month per acre. If the developer is unable to complete the development of Owner's Share even within a period of 36 months from the date of signing of this Agreement, the Owner at their sole option may cancel, revoke and terminate this collaboration agreement and all or any other document(s) executed by the parties in furtherance of this collaboration agreement and in such event the developer shall not be left with any rights or claims whatsoever against the Owner including but not



For Vatika Limited

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limited to in respect of non-refundable security amount, compensation amount etc. However, the parties may by mutual consent of each other in writing further extend the duration of the collaboration agreement or for carrying out any obligations stated herein. The amount of compensation has been mutually calculated taking into account the damages likely to be caused to the owner on account of non-completion of construction in time. Time is the essence of this collaboration agreement.

7. That in consideration of the Owner providing the said land and Developer developing the said commercial plotted colony / SCOs thereupon, the parties have agreed to divide the constructed area in the following manner:-

Owner shall be entitled to get developed plot(s) admeasuring 1150 Sq. Yards (hereinafter called 'Owner's Share') whereas the Developer shall be entitled for remaining area (hereinafter called 'Developer's Share') in the said land. As per tentative layout of the proposed project made by the Developer, the Owner has marked the tentative allocation to be given to them (Owner's Share) in red colour which has been annexed herewith as Annexure B (Annexure B shall be deemed to form part and parcel of this Collaboration Agreement) and the Developer shall be entitled to the remaining area in the said land. The Developer undertakes not to change the tentative allocation being given to the Owner marked in red colour fully detailed in Annexure B under any circumstances whatsoever. It is understood by both the parties that the Owner shall have proportionate indivisible and impartible rights in the common areas and facilities within the said project as well as the underlying land.

8. That in case any extra coverage is made by the developer, all expenses, penalties, costs and consequences thereof shall be borne by the developer. All types of additional saleable area, parking i.e. open, stilt, covered etc. shall be shared proportionately between the parties in accordance with their respective shares. It is also agreed between the parties that the owner shall not be liable to reimburse the developer regarding EDC/IDC etc. of the units retained by them.
9. That the respective allocations of the owner and the developer shall be developed/constructed simultaneously having uniform specifications. In case the specifications are upgraded/ enhanced by the developer, it shall be bound to provide the same upgraded/ enhanced specifications for the proportionate share of the owner as well without any extra cost to be incurred by the owner.



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For Vatika Limited

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For Vatika Limited

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10. That all the expenses of any nature relating to the aforesaid project including advertisements, payments of brokerage, drawing of plans, making development including roads, electrical lines, demarcation of sites shall be borne exclusively by the developer and the owner shall not be liable to pay any expenses whatsoever in this behalf. The owner shall at his option be entitled to obtain possession of duly developed sites from the developer after completion of development & Construction or the owner may opt to sell the owner's allocation or part thereof through the developer. In case, the owner opts to sell the owner's allocation or part thereof through the developer, in that event the parties may enter into a separate Memorandum of Understanding as per terms mutually agreed between the parties.
11. That the developer shall be entitled to create third party interest only qua its allocation as per rules, after making allotment as fully paid up allocation of the owner i.e. developed SCO plots. Furthermore, the possession shall be handed over to the Allottees of the Developer by the Developer only after handing over the actual physical possession of the Owner's Allocation on completing the requisite development by means of possession letter(s) duly signed by the Developer as well as the Owner.
12. That owner agrees that after the completion of the said commercial plotted colony / SCOs, the developer or any of its nominated agency, shall continue to take care and maintain the said commercial plotted colony / SCOs. The owner shall not be liable to pay maintenance charges for a period of two years in respect of their allocation from the date of handing over of physical possession of Owner's allocation complete in all respects including but not limited to proper provision of requisite services by the Developer subject to the Owner using their allocation or raising any construction thereon. Further, in case the allocation of Owner is used by any third party or in case of further transfer, the occupier of Owner's allocation/transferees of the owners shall be liable to pay the maintenance charges just like the other allottees.
13. That it is further made clear that the other terms and conditions regarding maintenance charges and the general facilities applicable to other unit holders of the said commercial plotted colony/ SCOs will also be binding on the transferees of the Owner.
14. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed commercial plotted colony/ SCOs and get them approved/ sanctioned from the Competent Authority(ies). 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 and in the names of the owner apply to the Director Town & Country Planning, Government of India.



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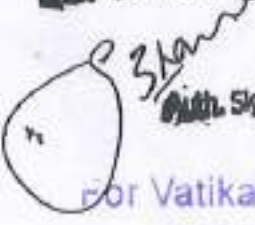
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Planning, Haryana Urban Development Authority and/ or such other authorities as may be concerned in the matter for obtaining the requisite licenses, permissions, sanctions and approvals for the execution and completion of the said project in accordance with the applicable Zone Plans.

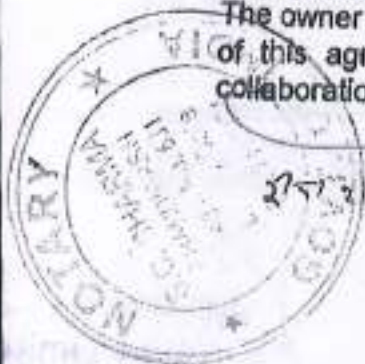
15. That the layout plans for the said commercial plotted colony/ SCOs shall be in accordance and in conformity with the zonal plan and the Rules and Bye Laws of the Town and Country Planning Department, Haryana and/or such other Authority as may be prescribed in respect of the said land.
16. That the developer is already possessed of the requisite original documents etc. in respect of the said land. However, the owner shall render all possible assistance and sign all applications, representation, petitions, indemnities, affidavits, plans and such other documents including power of attorney(ies), either in its own name or in the name of any of its nominees for the purposes of the submission to the Director, Town and Country Planning-Haryana, Haryana Urban Development Authority, Municipal Committee and/or any other Government statutory authority to enable it to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the execution and completion of the said project including the applications for obtaining licenses and getting sanctioned the plans and or to carry out any modification or amendment therein and in general for fully effecting the terms and conditions of this Agreement.
17. That the Developer shall be entitled to the refund of all fees, security deposits and other deposits of whatsoever nature deposited by the Developer with various authorities either in its own name or in the name of the Owner for seeking various approvals, licenses, permissions etc. in respect of the said project. The owner shall within 30days of the receipt of any such refund referred to hereinabove, shall pass on the same to the Developer.
18. That the owner has separately executed power of attorney in favour of Mr. Brij Kishore (Adhar Card no. 6602 4231 2918) son of Sh. Bhagwat Singh resident of Baluda Road, Sohna, Gurugram - 122103 authorizing him to submit applications to various authorities for various requisitions, licenses, permissions, approvals, sanctions and development and completion of the said project and for sale of Developer's share in the said commercial plotted colony/ SCOs in terms of this agreement except mortgage of the said land. The owner shall not revoke the said Power of Attorney during the pendency of this agreement subject to the developer performing its part of the collaboration agreement.

 **Vatika Limited**

  
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19. That after allocation of Owner's share in the said Commercial Plotted Colony/SCO, the Developer shall have the right to assign, transfer, charge or encumber only its share under this agreement in favour of any person(s), whether in parts or in whole, without the prior approval of the Owner.
20. That the Owner shall execute and register the Sale Deed of said Land in favour of the Developer simultaneously with the Developer handing over the plots falling under Owner's allocation by the Developer.
21. That the Developer and the Owner shall be entitled to retain, lease, let out, sell or otherwise dispose of their respective shares of units etc., either in whole or in part, to any party as they may deem fit. The owner shall execute various documents in the favor of such purchasers/ transferees/ allottees and shall do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favor of such purchasers/ transferees/ allottees. It is however further agreed that by virtue of the power of attorney granted by the Owner in favour of the developer or any of its nominees, if any documents are executed and receipts issued by the Developer for and on behalf of the Owner so as to confer title of any part of the developer's share on any person or persons, then the same shall conclusively bind both the parties. The first transfer by the owner of their allocation of plots shall be free of administrative charges as levied by the developer, if the same shall be done within 2 years from the date of handing over of physical possession of Owner's allocation complete in all respects including but not limited to proper provision of requisite services by the Developer. However, if any government fee is payable, the same shall be paid by the Owner/Occupier/transferees of the owner.
22. That it is understood between the parties that if the Owner or its allottees / transferees etc. wish to carry out construction of a particular SCO, the Developer shall extend necessary support required by the Owner for getting the map(s), plan(s) etc. sanctioned / approved from the concerned authority. However, the expenses for the same shall be borne by the Owner.
23. That the parties hereto shall be liable in respect of income tax, GST and other fiscal liabilities for their respective shares of built or un-built areas and/or proceeds thereof. However, in case any Income Tax Exemption/ benefit is granted in respect of the said project by the various authorities, in that event the owner shall be entitled to pro-rate benefit thereof as per the extent of the owner's land holding.

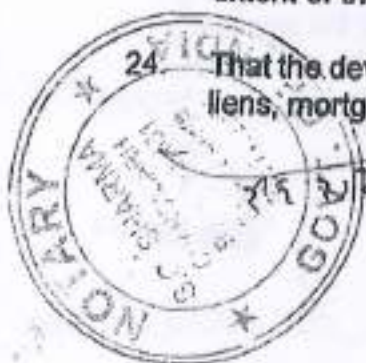
24. That the developer has confirmed that there are no encumbrances, charges, liens, mortgages or any other kind of encumbrances whatsoever on the said

For Vatika Limited

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land on the date of execution of this Collaboration Agreement. Furthermore, the Developer may obtain project finance only on Developer's allocation after receipt of requisite approvals, sanctions etc. from the concerned authorities including but not limited to zoning plan approval, RERA registration etc. It is agreed by the developer that such project finance shall be used only for the purpose of development of the said project and shall not be used for any other purpose. It is further agreed by the Developer that in order to ensure that the Owner's allocation would at all times be free from all encumbrances, loans, liens and charges etc., the Developer shall vide e-mail as well as by registered post give prior written intimation to the Owner that the Developer is in the process of obtaining project finance and also share the term sheet for the proposed funding for the project to be developed on the said land to be availed from the Bank(s) /Financial Institution(s) at least seven days before the execution of loan documents. Furthermore, the Owner shall in no way be responsible for repaying any loan (s) obtained by the Developer, payment of interest etc. and Owner's Allocation shall be free from all charge, encumbrances etc.

25. That the Developer undertakes not to do or cause to be done any act, omission or thing which may in any manner contravene any rule, law and regulations or which may amount to breach of any of the terms of this agreement and shall keep the Owner harmless and indemnified against all such claims arising out of any willful act, conduct or omission of the Developer. 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 or any other person falling in the ambit of said law shall be borne by the developer and owner shall be absolved of and indemnified by the developer of any financial or other liability in this regard.
26. That the Developer shall be solely liable and responsible to comply with all applicable laws, rules, regulations and bye-laws issued by all concerned authorities and offices including RERA and the owner shall have no liability or responsibility whatsoever in this behalf. All compliances whatsoever shall be made exclusively by the developer solely at its own cost and the owner will not be liable in any manner for non-performance of the obligations, responsibilities, compliances etc. The liability to provide maintenance services in the project shall be exclusively of the Developer. The entire development cost of the project shall be payable exclusively by the developer.

For Vatika Limited  
[Signature]

For Vatika Limited  
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Auth. Signatory

For Vatika Limited

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Authorized Signatory



27. That the Developer shall comply with all rules, regulations and all applicable provisions. In case any violation is committed by the Developer, the owner shall not be liable or responsible in any manner and the Developer alone shall be liable to pay all penalties, charges and face all consequences before all concerned departments including but not limited to DTCP, STP, DTP, RERA etc.
28. That the Developer shall be responsible to comply with the provisions of the Act and rules and also for fee i.e. license fee/ renewal fee and all type of charges to develop/ set up the said Proposed Project.
29. That the layout/building plans for the development of Said Land into a Commercial Plotted Colony/SCOs shall be in accordance in conformity with the zonal plan and the rules and Bye Laws of the Town and Country planning Department, Haryana and/or such other authority as may be prescribed thereof pertaining to the Said Land as may be enforced in the area.
30. That the Developer shall be solely responsible and liable for payment of all dues to its workers and employees and statutory compliance of various laws, rules and regulations as are presently in force or may be introduced in future 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. All claims and demands during construction shall be settled and cleared by the Developer and no liability on this account shall fall on the owner.
31. That the owner/ its authorized representatives shall be entitled to inspect the pace of development from time to time and the developer shall have no objection thereto.
32. That it is clarified that the ownership in the said land shall continue to vest exclusively in the owner and developer shall not be entitled to claim any right or title in the said land or any part thereof before execution and registration of Sale Deed of the said Land in favour of Developer which shall be executed by the Owner only after the handover of the Owner's allocation complete in all respects. Post execution and registration of Sale Deed of the said Land in favour of Developer and Conveyance Deed of Owner's allocation in their favour, the Ownership of both the parties shall be as per their respective shares.
33. That this Agreement merges and supersedes all prior discussions and correspondence between the parties and contains the entire agreement.

12/12/2020

*[Signature]*

For Vatika Limited

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Auth. Signatory  
For Vatika Limited

Authorised Signatory



- between them. No changes, modifications or alterations to this agreement shall be done without the consent of the parties hereto. All expenses towards execution and registration of Sale Deed in respect of Said Land shall be borne exclusively by the developer. All expenses towards execution and registration of Conveyance Deed towards Commercial SCOs Plot falling under Owner's allocation shall be borne exclusively by the Owner.
34. That this agreement is not and shall not however, be deemed to be constituted as a partnership between the parties hereto nor will be the same be ever deemed to constitute one as the agent of the other.
35. That the parties hereto have agreed and undertaken to perform their part of obligations under this 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.
36. That if any provision of this agreement shall at any time is 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 remain valid and enforceable in accordance with their terms.
37. That the failure of the either party to enforce at any time or for any period any of the provisions of this agreement shall not be construed to be waiver of that provision or of the right to enforce such provision.
38. That both the parties have represented to each other that they are authorized and duly competent to enter into this agreement and this agreement has been duly entered into between them of their free will.
39. That this agreement shall be exclusively subject to the jurisdiction of Courts at Gurugram.

**IN WITNESS WHEREOF** the parties aforementioned have executed this Collaboration Agreement on the date and place first mentioned above.



*[Handwritten signature]*

**For Vatika Limited**

*[Handwritten signature]*  
**Auth. Signatory**

**For Vatika Limited**

*[Handwritten signature]*  
**Authorised Signatory**



Drafted by Me as per  
Instruction of Both Parties  
Shiv Kumar Singh (Advocate)  
Dist. Court, Gurugram

8/8/22

*Sahil Grover*

**WITNESSES**

1. **SHIV KUMAR SINGH**  
Advocate  
Dist. Courts, Gurugram

2. *Hajrat Khan*

MANJEET KUMAR S/o Mr. SURESH KUMAR  
Rt. VILATE - CHANDI, GURUGRAM

**OWNER** 27/7/22  
Reeta Grover  
Sahil Grover

**For Vatika Limited**

**DEVELOPER**  
M/s Vatika Ltd.  
through its Managing Director Mr.  
Gautam Bhalla



For Vatika Limited

*[Signature]*  
Authorized Signatory



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY CIRCULATION BY THE BOARD OF DIRECTORS OF VATIKA LIMITED ON THURSDAY, APRIL 28, 2022 UNDER SECTION 175 OF THE COMPANIES ACT, 2013.**

Authorization for signing and execution of Collaboration Agreement, General Power of Attorney and other necessary documents.

"RESOLVED THAT consent of the Board of Directors of the Company, be and is hereby accorded for execution and signing of the Collaboration Agreement, General Power of Attorney and other necessary documents to be entered between Vatika Limited and Smt. Rita Grover & Sh. Sahil Grover for the land details as mentioned below: -

1 and comprising Khewat/Khata No. 36/37 Mustil No. 17 Kila No. 11/1(6-8), Kita 1 area measuring 6 Kanal 8 Marla to the extent of 125/128 part coming to 6 Kanal 5 Marla (land owned by Smt. Rita Grover) and Khewat No./ Khata No. 57/61, Rect. No. 18 Killa No. 15/2(6-6), Kita 1 area measuring 6 Kanal 6 Marla Salam (Land owned by Sh. Sahil Grover). Total area of both khewat 12 Kanal 11 Marla i.e. 1.56875 Acres. Land situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by way of Jamabandi Year 2020-2021.

RESOLVED FURTHER THAT Mr. Gautam Bhalla (DIN: 00005043)-Director and/or Mr. Brij Kishore Singh (DIN: 01805157)-Director and/or Mr. Surendra Mohan Joshi DGM-P&C Land Records and/or Mr. Sukhpal Senior Manager-P&C Land Records of the Company be and are hereby severally/jointly authorized to sign and execute Collaboration Agreement, General Power of Attorney and other necessary document(s) & paper(s) in this regard and also to appear before Sub-Registrar Office Harsaru, District Gurugram any other competent authority and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the same.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished to the concerned authorities as may be required, under the signatures of any one of the directors of the Company."

Certified to be True Copy  
For Vatika Limited

Vijender Kumar  
Director  
DIN: 08523534



For Vatika Limited

CIN: U74899HR1998PLC054821

Authorized Signatory



**LEGEND**



Plots Allotted to Smt. Rita Grover  
& Mr. Sahil Grover part of the  
collaboration with Vatika of land  
area 1.56975 acres.  
Dated : 01.08.2022

**ANNEXURE B – TENTATIVE ALLOCATION OF OWNER'S  
SHARE DEPICTED IN RED COLOUR**

THIS DRAWING IS ONLY FOR THE PURPOSE OF ILLUSTRATION AND NOT TO BE USED FOR LEGAL PURPOSE

DATE  
13.12.2021  
SCALE  
1:1000  
NTN



150 M NORTHERN PERIPHERY ROAD

30 M GREEN BELT

12 M WIDE SERVICE ROAD

ATTESTED TRUE COPY  
*[Signature]*  
10 AUG 2022  
NOTARY, CHANDIGARH

*[Signature]*  
27.12.21

For Vatika Limited  
*[Signature]*  
Auth. Signatory



AVENUE 9

For Vatika Limited

DATE  
17.01.2022  
R - Alpha

DATE  
17.01.2022  
R - Alpha

DRG TITLE  
REVISION  
SITE PLAN  
SECTION 1001 CHANDIGARH

*[Signature]*  
Authorized Signatory











Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 11/05/2022

Certificate No. GOK2022E186

GRN No. 90290677



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Two Only)

Seller / First Party Detail

Name: Reeta Grover

H.No/Floor: 813/14

City/Village: Gurugram

Phone: 90\*\*\*\*\*17

Sector/Ward: Na

District: Gurugram

Others: Sahil Grover

LandMark: Pratap Nagar

State: Haryana

Buyer / Second Party Detail

Name: Vatika Limited

H.No/Floor: A002

City/Village: Gurugram

Phone: 99\*\*\*\*\*31

Sector/Ward: 83

District: Gurugram

LandMark: Inxt city centre

State: Haryana

Purpose: GPA

65  
8-8-2022

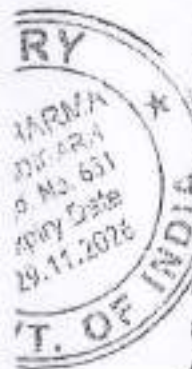


The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://e-grashry.nic.in>

**POWER OF ATTORNEY**

This Power of Attorney is executed on this 01<sup>st</sup> day of August 2022 by 1. Mrs. Reeta Grover (Adhar card no.5373 8989 8021) wife of late Sh. Madan Lal Grover, 2. Sh. Sahil Grover ( Adhar card no. 2205 8264 3236) son of late Sh. Madan Lal Grover both residents of 813-14, Partap Nagar, Gurugram, Haryana, hereinafter referred to as 'the Executants /Owners' in favour of:

M/s Vatika Limited, a Company incorporated under the provisions of the Companies Act, 1956 having Corporate Identification Number U74899HR1998PLC054821 & PAN No. AABCV5647G and validly existing under the Companies Act, 2013, and having its registered office at Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram- 122012 through its authorized person Mr. Brij Kishore (Adhar Card No. 6602 4231 2918) son of Sh. Bhagwat Singh resident of Baluda Road, Sohna, Gurugram - 122103 who has been authorised in this behalf vide Board Resolution passed by the board of directors of the company on 28.04.2022 which has been annexed herewith as Annexure A and Annexure A shall be deemed to form part and parcel of this Power of Attorney, hereinafter referred to as 'the Developer'.



29.11.22  
Sahil Grover

For Vatika Limited

29.11.22  
Auth. Signatory

For Vatika Limited

Auth. Signatory



प्रलेख नं:65

दिनांक:08-08-2022

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु
धन संबंधी विवरण	
राशि 100 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GOK2022E186	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:93174938 पेस्टिंग शुल्क 3 रुपये
Drafted By: Shiv Kumar Adv	Service Charge:200

यह प्रलेख आज दिनांक 08-08-2022 दिन सोमवार समय 4:55:00 PM बजे श्री/श्रीमती /कुमारी Reeta Grover पत्नी Madan Lal Grover Sahil Grover पुत्र Madan Lal Grover निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संबुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता  
Reeta Grover Sahil Grover

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Vatika Ltd thru Brij Kishore OTHER सहजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adh Gurugram व श्री/श्रीमती /कुमारी Manjeet Kumar पिता Suresh Kumar निवासी Chandu, Ggm ने की ।

साक्षी नं:1 को हम नम्यरदार /अधिकतम रूप से जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 08-08-2022



उप/संबुक्त पंजीयन अधिकारी ( हरसरु )

For Vatika Limited

Authorised Signatory

**WHEREAS** the Owners are the absolute owners in possession of the land measuring 12 kanals 11 marla i.e. 1.56875 acres (Constituent No. 1 of Owners Smt. Reeta Grover is owner of Land comprising Khewat/Khata No. 36/37 Mustil No. 17 Kila No. 11/1(6-8), Kita 1 area measuring 6 Kanal 8 Marla to the extent of 125/128 part coming to 6 Kanal 5 Marla and Constituent No. 2 of Owners Sh. Sahil Grover is owner of Land comprising Khewat No./ Khata No. 57/61, Rect. No. 18 Killa No. 15/2(6-6), Kita 1 area measuring 6 Kanal 6 Marla Salam) situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram hereinafter called the 'Said Land';

**AND WHEREAS** the Developer and the owners have entered into a collaboration agreement duly registered vide dated 08.08.2022, before the office of Sub-Registrar, Tehsil Harsaru, District Gurugram, for developing commercial colony / SCOs on the said land (hereinafter called the 'Said Project');

**AND WHEREAS** in terms of the said collaboration agreement, the Owners have undertaken to execute power of attorney in favour of the Developer/ its nominee(s) authorizing it to submit applications to various authorities for obtaining various requisitions, licenses, permissions, approvals, sanctions etc. in respect of the Said Project;

**NOW BY THIS POWER OF ATTORNEY, WE, HEREBY** nominate, constitute and appoint the Developer as our true and lawful Attorney with authority to do the following, acts, deeds and things for us and on our behalf and in our names regarding obtaining requisite permissions, license, sanctions etc. in respect of the Said Project:

1. To hand over the actual physical possession of the said land to the Developer immediately upon the Developer getting the requisite plans sanctioned/approved from the competent authorities for developing the said project.
2. To enable the Developer to have access to the Said Land solely for the purpose of obtaining license and other sanctions in pursuance of the Collaboration Agreement dated 08.08.2022.
3. To do all such acts, deeds and things as may be required for applying to the Director Town and Country Planning and obtain permission/ approvals and generally to do all such acts, deeds and things including



**For Vatika Limited**

*[Signature]*

Auth. Signatory

**For Vatika Limited**

Authorized Signatory



Reg. No.

Reg. Year

Book No.

65

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह



पेशकर्ता :- Reeta Grover Sahil Grover

27/12/20

प्राधिकृत :- thru Brij Kishore OTHER Vatika Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Manjeet Kumar

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 65 आज दिनांक 08-08-2022 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 104.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 11 के पृष्ठ संख्या 21 से 22 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 08-08-2022



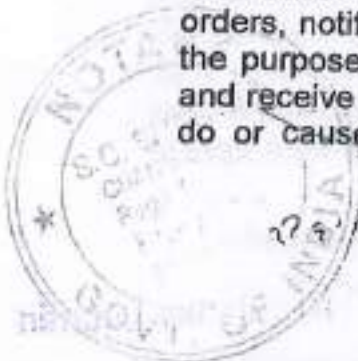
उप/संयुक्त पंजीयन अधिकारी (हरसर)

For Vatika Limited

Authorized Signatory

signing all applications, forms, undertakings, affidavits as may be required for this purpose including appearing before any authority on behalf of the Executants, signing and presenting to the authorities any application, form, undertaking, affidavit etc. as may be required in this regard;

4. To deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the said land 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. before any quasi-judicial, administrative authority;
5. To pay all Deposits/Securities, EDC/IDC etc. to the HUDA, DTCP and to all other concerned authorities, etc. for the development of the said Project and to receive back the refundable amounts out of the said amounts from the said authorities in the name of the Developer and also to furnish bank guarantees;
6. To carry on correspondence and deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;
7. To represent and to act on behalf of the Executants, before Director Town & Country Planning Department Haryana, Haryana Urban Development Authority, Income Tax Department, Municipal Corporation, Haryana State Electricity Board, Fire Authority and 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 said Attorney 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 by virtue of the said Collaboration Agreement including sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the said land 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



27/5/11

*[Handwritten signature]*

For Vatika Limited

*[Handwritten signature]*

Auth. Signatory

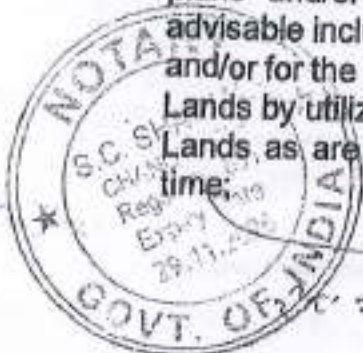
For Vatika Limited

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Authorised Signatory



purposes aforesaid;

8. To prepare plans and make applications for obtaining of change of land use of the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose.
9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, license, intimation of approval, commencement certificate, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, leveling, 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 said land 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, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;
10. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and licenses under the provisions of Haryana Development and Regulation of Urban Areas Act 1975, and other applicable laws, executive decisions etc. and to take all possible steps for the purpose of securing such permission / license or renewals thereof for the purpose of development of the Project;
11. 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 lay out, building plan, and/or for the purpose of constructing / building on the Said land / Total Lands by utilizing the entire FSI / FAR available in respect of the Total Lands, as are permissible under the development rules from time to time;



*[Handwritten Signature]*

**For Vatika Limited**

*[Handwritten Signature]*

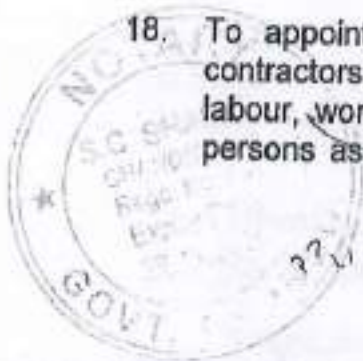
**Auth. Signatory**

**For Vatika Limited**

**Authorized Signatory**



12. 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;
13. To be responsible for the construction and development on the said land and development of the Project or any part thereof in accordance with the terms and conditions of the Collaboration Agreement;
14. To carry out the Project on the said land 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;
15. To carry out the development of the Project as per the terms of the Said Collaboration Agreement and to do various acts, deeds, matters and things in respect of the said land or the Project including dealing with HUDA, Haryana State Electricity Board, DHBVN, Airport Authority, Town and Country Planning, Municipal Committee, Central/State Government offices and/or any other applicable public or private utilities;
16. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the developer under the Said Collaboration Agreement or in relation to the development of the Project on the said land, and for any other matter connected with and/or touching the development of the Project;
17. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit;
18. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled), experts or other persons as may be required for planning, obtaining of licenses and



*[Handwritten signature]*

For Vatika Limited

*[Handwritten signature]*

Auth. Signatory

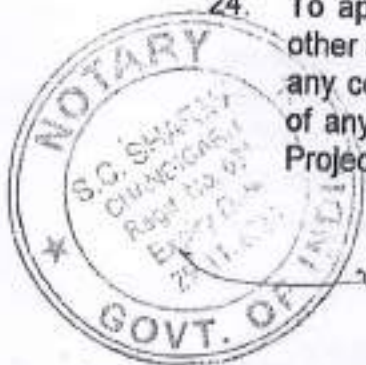
For Vatika Limited

Authorised Signatory



permits for developing the said land 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;

19. To engage various agencies and persons in connection with the development / execution / completion of the said project and the Developer shall solely be liable to bear the expenses for the same.
20. To receive only in respect of Developer's share from the prospective buyers / allottees / users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same.
21. To sell / transfer / convey in any manner to third parties to the extent of developer's share only after handing over allocation of the Owners i.e. developed SCO plots.
22. To handover the possession to the Allottees of the Developer by the Developer only after handing over the actual physical possession of the Owner's Allocation on completing the requisite development by means of possession letter(s) duly signed by the Developer as well as the Owner.
23. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection certificates from the said authorities in connection with the Project;
24. 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;



*[Handwritten signature]*

For Vatika Limited

*[Handwritten signature]*

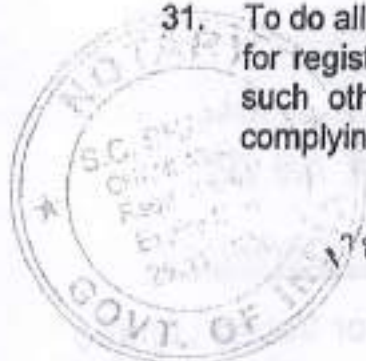
Auth. Signatory

For Vatika Limited

*[Handwritten signature]*  
Authorised Signatory



25. To obtain project finance only on Developer's allocation after receipt of requisite approvals, sanctions etc. from the concerned authorities including but not limited to zoning plan approval, RERA registration etc. The said project finance shall be used only for the purpose of development of the said project and shall not be used for any other purpose.
26. To ensure that the Owner's allocation would at all times be free from all encumbrances, loans, liens and charges etc., the Developer shall vide e-mail as well as by registered post give prior written intimation to the Owner that the Developer is in the process of obtaining project finance and also share the term sheet for the proposed funding for the project to be developed on the said land to be availed from the Bank(s) /Financial Institution(s) at least seven days before the execution of loan documents.
27. To ensure that the Owner shall in no way be responsible for repaying any project finance obtained by the Developer, payment of interest etc. and that Owner's Allocation shall be free from all charge, encumbrances etc. at all times.
28. To sign and file undertaking, as may be necessary, to the municipal Committee/ Corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intents of this Power of Attorney;
29. To remove / dismantle /shift all structures, houses, equipment that may exist, now or from time to time on the said Land;
30. To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel withdraw and /or revoke the powers conferred upon such attorneys.
31. To do all such acts, deeds and things and to sign, execute and present for registration before the authorities the deed of declaration and all such other documents, undertakings etc. as may be required for complying with the requirements under the Haryana Apartment



17.12.2018  
*[Handwritten signature]*

For Vatika Limited

*[Handwritten signature]*

Auth. Signatory

For Vatika Limited

*[Handwritten signature]*  
Authorized Signatory



Ownership Act, 1983 and the rules therein;

32. Generally to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction of the project

And we hereby, agree and undertake to ratify and confirm all and whatsoever our said Attorney, 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, under and by virtue of these presents.

That this Power of Attorney shall not be revoked during the pendency of the Collaboration Agreement bearing dated 08.08.2022 subject to the developer performing its part of the collaboration agreement.

**IN WITNESS WHEREOF** the Executants have executed this Power of Attorney on the date and place first mentioned above.

*[Signature]*  
Drafted by Me as per  
Instruction of Both Parties  
Shiv Kumar Singh (Advocate)  
Distt. Court, Gurugram

**WITNESSES:**

8/8/22

21/2/22  
Owners/Executants  
Reeta Grover  
Sahil Grover

*[Signature]*  
**SHIV KUMAR SINGH**  
Advocate  
Distt. Court, Gurugram

1.

2.

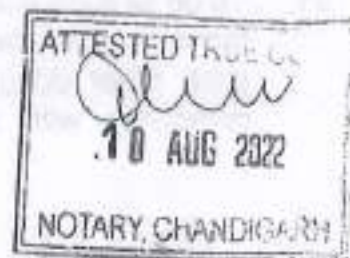
*[Signature]*

*[Signature]*  
For Vatika Limited

Auth. Signatory



MAHESH KUMAR S/O SH. SURESH KUMAR  
VILLOSE - CHANDU, GURUGRAM.



For Vatika Limited

Authorised Signatory

**Registered Office**  
Vatika Limited  
One (B) & (C), 20/1, 2<sup>nd</sup> Floor,  
Ground Floor, Block A  
Sector E, Vatika Indus Area  
Gurgaon 122015 Haryana  
India

1. 91.134.8117.111  
2. 91.134.8117.111

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY CIRCULATION BY THE BOARD OF DIRECTORS OF VATIKA LIMITED ON THURSDAY, APRIL 28, 2022 UNDER SECTION 175 OF THE COMPANIES ACT, 2013.

Authorization for signing and execution of Collaboration Agreement, General Power of Attorney and other necessary documents.

**"RESOLVED THAT** consent of the Board of Directors of the Company, be and is hereby accorded for execution and signing of the Collaboration Agreement, General Power of Attorney and other necessary documents to be entered between Vatika Limited and Smt. Rita Grover & Sh. Sahil Grover for the land details as mentioned below: -

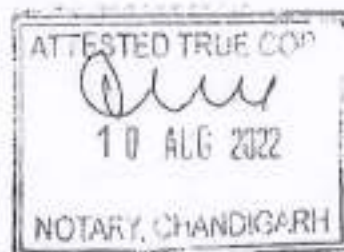
7 and comprising Khewat/Khata No. 36/37 Mustil No. 17 Kila No. 11/1(6-8), Kita 1 area measuring 6 Kanal 8 Marla to the extent of 125/128 part coming to 6 Kanal 5 Marla (land owned by Smt. Rita Grover) and Khewat No./ Khata No. 57/61, Rect. No. 18 Killa No. 15/2(6-6), Kita 1 area measuring 6 Kanal 6 Marla Salam (Land owned by Sh. Sahil Grover). Total area of both khewat 12 Kanal 11 Marla i.e. 1.56875 Acres. Land situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by way of Imambandi Year 2020-2021.

**RESOLVED FURTHER THAT** Mr. Gautam Bhalla (DIN: 00005043)-Director and/or Mr. Brij Kishore Singh (DIN: 01805157)-Director and/or Mr. Surendra Mohan Joshi DGM-P&C Land Records and/or Mr. Sukhpal Senior Manager-P&C Land Records of the Company be and are hereby severally/jointly authorized to sign and execute Collaboration Agreement, General Power of Attorney and other necessary document(s) & paper(s) in this regard and also to appear before Sub-Registrar Office Harsaru, District Gurugram any other competent authority and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the same.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished to the concerned authorities as may be required, under the signatures of any one of the directors of the Company.\*

Certified to be True Copy  
For Vatik Limited

Vijender Kumar  
Director  
DIN: 08523534



For Vatika Limited

Authorized Signatory

URL: U74395MR1998PLC054821



THE SECRETARY OF THE ARMY, WASHINGTON, D. C.

TO THE SECRETARY OF THE ARMY, WASHINGTON, D. C.

FROM THE SECRETARY OF THE ARMY, WASHINGTON, D. C.

SUBJECT: [Illegible]

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[Illegible text block]

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Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 18/01/2023

Certificate No. GOR2023A3523



Stamp Duty Paid : ₹ 101

GRN No. 98425198



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Reeta Grover

H.No/Floor : 813/B14

Sector/Ward : Na

LandMark : Partap nagar

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93\*\*\*\*\*15

Others : Sahil grover

**Buyer / Second Party Detail**

Name : Vatika Ltd

H.No/Floor : A002

Sector/Ward : 83

LandMark : Inxt city centre

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 90\*\*\*\*\*17

Purpose : Tarfima



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


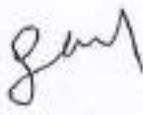
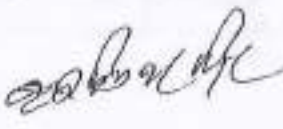
**ADDENDUM AGREEMENT**

This Addendum Agreement is executed on this 19<sup>th</sup> day of January, 2023 between (1) Mrs. Reeta Grover wife of late Shri Madan Lal Grover (GPA in favour of Mr. Mohit Grover) and (2) Shri Sahil Grover son of late Shri Madan Lal Grover, both residents of 813-814, Partap Nagar, Gurugram, Haryana, hereinafter collectively referred to as **'the Owner'** (which expression shall unless repugnant or opposed to the context thereof shall mean and include their heirs, legal-representatives, nominees, agents, executors, administrators and assigns etc. of the first part).

**AND**

M/s Vatika Limited having its registered office at Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram through its Director and authorized person Shri Brijkishore (GPA holder vide no. 65 dated 08.08.2022) hereinafter referred to as **'the Developer'** (which expression shall unless repugnant or opposed to the context thereof shall mean and include the nominees, heirs, legal representatives, nominees, agents, executors, administrators and assigns etc. of the second part).

WHEREAS the Owner and the Developer had entered into a Collaboration Agreement bearing vasika no. 5649 dated 08.08.2022;

For Vatika Limited

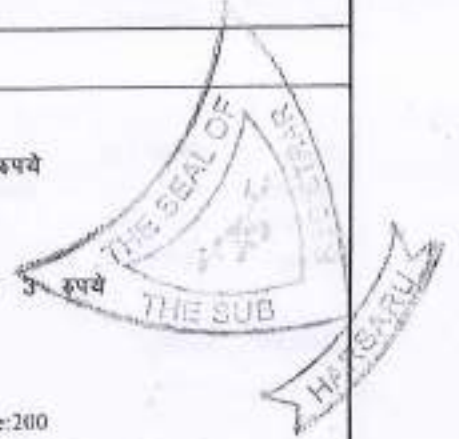
Authorised Signatory



प्रलेख नं:12574

दिनांक:19-01-2023

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु
धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : GDR2023A3523	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	ECisallan:98426444
	पेस्टिंग शुल्क 3 रुपये
Drafted By: T C Khatana Adv.	Service Charge:200



यह प्रलेख आज दिनांक 19-01-2023 दिन गुरुवार समय 4:11:00 PM बजे श्री/श्रीमती /कुमारी  
 Reeta Groverthru Mohit GroverGPA पत्नी Madan Lal Grover Sahil Grover पुत्र Madan Lal Grover निवास Partap Nagar  
 Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
 Reeta Grover Sahil Grover

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Vatika Ltd thru BrijkishoreOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों  
 ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar Singh पिता --- निवासी Adv  
 Gurugram व श्री/श्रीमती /कुमारी T C Khatana पिता ---  
 निवासी Adv, Gurugram ने की।  
 साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 19-01-2023

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

For Vatika Limited

Authorised Signatory

AND WHEREAS in continuation of the aforesaid Collaboration Agreement, the parties have entered into this Addendum Agreement on the following terms: -

1. That the Developer shall be responsible for compliance of all terms and conditions of license/ provisions of Act no. 8 of 1975 and Rules 1976 till the grant of final completion certificate of the colony or relieved all the responsibilities by the DTCP, Haryana, whichever is earlier.
2. That the Collaboration Agreement bearing vasika no. 5649 dated 08.08.2022 is still valid and as per its terms it shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken except after obtaining prior approval of DTCP, Haryana.
3. That all other terms and conditions of the aforesaid Collaboration agreement bearing vasika no. 5649 dated 08.08.2022 shall remain the same and this Addendum Agreement shall be read in addition to the said Collaboration Agreement.

IN WITNESS WHEREOF the parties aforementioned have executed this Addendum Agreement on the date and place first mentioned above.

#### WITNESSES

  
SHIV KUMAR SINGH  
Advocate  
Distt. Courts, Gurugram

  
T.C. KHATANA  
Advocate  
Distt. Court, Gurgaon

#### OWNER

1. Mrs. Reeta Grover  
(Through GPA holder  
Mahil Grover)

2. Shri Sahil Grover

  
DEVELOPER  
M/s Vatika Limited through  
GPA holder Brijkishor Singh

For Vatika Limited

  
Authorised Signatory



Reg. No.

Reg. Year

Book No.

12574

2022-2023

1



पेशकर्ता



दावेदार



गवाह



पेशकर्ता :- thru Mohit Grover GPA Reeta Grover Sahil Grover

दावेदार :- thru Brijkishore OTHER Vatika Ltd

गवाह 1 :- Shiv Kumar Singh

गवाह 2 :- T C Khalana

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12574 आज दिनांक 19-01-2023 को बही नं 1 जिल्द नं 59 के पृष्ठ नं 39.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1188 के पृष्ठ संख्या 74 से 75 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 19-01-2023

उप/संयुक्त पंजीयन अधिकारी (हरसर)

For Vatika Limited

Authorised Signatory