

Dated 2nd April, 2025

COLLABORATION AGREEMENT

BETWEEN

SH. SATPAL SINGH
(As Landowner)

AND

HERCULES VENTURES LLP
(As Developer)



Satpal

For HERCULES VENTURES LLP

[Signature]
Designated Partner/ Auth. Signatory

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/03/2025

Certificate No. G0R2025C3858



GRN No. 129503734



Stamp Duty Paid : ₹ 6368000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Satpal

H.No/Floor : Na

City/Village : Naurangpur

Phone: 99*****60

Sector/Ward : Na

District : Gurugram

LandMark : Na

State : Haryana

Buyer / Second Party Detail



Name : Hercules ventures llp

H.No/Floor : B61

City/Village : Wazirpur

Phone : 99*****60

Sector/Ward : Na

District : Delhi

LandMark : Industrial area

State : Delhi

Purpose : COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT

Stamp duty : Rs. 63,68,000/-
GRN No. : 129503734
Certificate No. /Date : G0R2025C3858/18.03.2025
Issued by : Government of Haryana
Registration Fees : Rs.50,010/-
Challan No. : 129502006

This COLLABORATION Agreement ("Agreement") is executed at Manesar, Gurugram on this 2nd day of April, 2025 ("Execution Date") by and between:

Satpal

For HERCULES VENTURES LLP

Yashvir Singh
Designated Partner/ Auth. Signatory

प्रलेख न:43

दिनांक:02-04-2025

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION
AGREEMENT	
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors
धन संबंधी विवरण	
राशि 318386912 रुपये	स्टाम्प ड्यूटी की राशि 6367738 रुपये
स्टाम्प नं : G0r2025c3858	स्टाम्प की राशि 6368000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:129502006 पेस्टिंग शुल्क 0 रुपये
Drafted By: ANUP ADV	Service Charge:0

यह प्रलेख आज दिनांक 02-04-2025 दिन बुधवार समय 4:13:00 PM बजे श्री/श्रीमती /कुमारी SATPAL SINGH पुत्र SHISHIRAM निवास VILL NAURANGPUR GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संबंधित पंजीयन अधिकारी (Manesar)


हस्ताक्षर प्रस्तुतकर्ता
SATPAL SINGH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी HERCULES VENTURES LLP thru YUDHVIR SINGHOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता SATPAL निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी ANUP पिता निवासी ADV GURUGRAM ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संबंधित पंजीयन अधिकारी (Manesar)

दिनांक 02-04-2025

- (1) **SH. SATPAL SINGH** S/o Sh. Shishram (Aadhaar No 7620 0312 8379) (PAN No. **FFTPS8754A**) R/o Village Naurangpur (157), Sikohpur, Tehsil Manesar, District Gurugram, Haryana hereinafter referred to as the "**LANDOWNER/OWNER**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, successors, nominees, and permitted assigns of the **FIRST PARTY**;

AND

- (2) **HERCULES VENTURES LLP** (PAN No. **AARFH9463K**), an entity registered under the LLP Act 2008, having its registered office on B-61, Wazirpur Industrial Area, New Delhi, 110052, acting through its managing partner and authorised person **Mr. Yudhvir Singh** (Aadhaar No. 7993 9124 6445) (PAN No. **BCNPS1313L**) R/o H.No. 377, Jyoti Park, Gurugram, Haryana (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) of the **SECOND PARTY**.

The **Landowner** and the **Developer** are collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS

- A. WHEREAS the **LANDOWNER** has obtained a Licence No. 52 of 2023, on his land measuring 40 kanal 3 Marla i.e., 5.01875 acres bearing Khewat No. 901/779 Min Khatoni No. 923 Rectangle No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) and Rectangle No. 37 Killa No. 2/1(4-18), 3(8-0), 4 min(7-17) situated in Sector-78, within the revenue estate of village Naurangpur, Gurugram, under the collaboration Agreement dated 10-11-2022 with M/s Gurugram Land & Finance Pvt. Ltd., 1600, Sector - 28, Faridabad, for set up an Affordable Plotted Colony ("**DDJAY**"). A copy of this licence is annexed in Schedule II hereto. And the Owner has got 34 Plots (hereinafter called Plots/Project land) under the Collaboration dated 10-11-2022, which are as below :

S. No	PLOT_NO	Area (Sq. Mt.)	Area (Sq. Yard)
1	19 to 38 (both inclusive)	124.44	148.83
2	49 to 52 (both inclusive)	124.44	148.83
3	59 to 68 (both inclusive)	124.44	148.83

- B. The **DEVELOPER** has approached the **OWNER** to complete the work of development and construction of the proposed residential colony on the owner's 34 Plots in the Project land as the **DEVELOPER** has better experience in completing the residential colony thereof. and the Owner represents and assures the Developer that the above Plots is in his peaceful, actual, and physical possession. The Owner further affirms that he holds unimpeachable and absolute right, title, and interest over the said land, free from all claims, encumbrances, charges, liens, etc.

Satpal

Yudhvir Singh

Reg. No.

Reg. Year

Book No.

43

2025-2026

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पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- SATPAL SINGH Satpal

दावेदार :- thru YUDHVIR SINGH OTHER HERCULES VENTURES
LLP Yudhvir Singh

गवाह 1 :- SURENDER Surender

गवाह 2 :- ANUP Anup

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 43 आज दिनांक 02-04-2025 को बही नं 1 जिल्द नं 93 के पृष्ठ नं 10.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3 के पृष्ठ संख्या 21 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-04-2025

Manesar
उप/संयुक्त पंजीयन अधिकारी Manesar

adjustments, liabilities, prior mortgages, or encumbrances of any kind whatsoever And the developer has completely inspected and agrees & satisfied with that.

- C. The DEVELOPER has reasonable expertise and considerable experience, being a well established business house, in setting up a residential colony/commercial complex/group housing/Malls/software technology park/cyber city/office space/hotel etc thereupon.
- D. The Landowner represents and warrants that all necessary approvals and permissions required for the construction of the project to building plan approvals, payment of applicable charges, Development Charges and purchase of additional Floor Area Ratio ("FAR"), have already been obtained and paid for by the landowner. And the developer has completely inspected and agrees & satisfied with that.
- E. The developer and the Landowner agreed to undertake completion of said residential colony on the said Plots of the Project land, on the terms and conditions appearing as under.
- F. The DEVELOPER has satisfied itself about the title of the OWNER and now both the parties i.e. Owner and Developer, have entered into this Agreement, where the Developer will provide construction and development of floors in a gated community on the above Plots in the Project land. The Parties wish to position the Project as a premium residential development, ensuring that planning, branding, marketing materials, and project features reflect this vision.
- G. The Developer shall provide and use the premium quality of construction material items, wooden material item, Electrical item, sanitary item, flooring item, Steel item and also modern and essential amenities with individual details of brands and capacity including conduit for the CC TVs, Door Phones, and cable for TV, Internet, Air Conditioning Gas Pipe Lines, overhead and underground Water Tanks of capacity mentioned, Water Pumping/Boosting Motor/Pump(s). The specification towards the material used and installed in the construction of these Floors are mentioned in **Schedule [V] annexed**

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL UNDERTAKINGS AND COMMITMENTS SET FORTH HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH THE PARTIES ACKNOWLEDGE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. DEFINITIONS

Satpal

For HERCULES VENTURES LLP
Yadav Singh
Designated Partner/ Auth. Signatory

1.1. Definitions

Unless otherwise defined in this Agreement, the capitalised terms listed below shall have the following meanings:

"Agreement" or **"the Agreement"** or **"this Agreement"** shall mean this Agreement and shall include the recitals and/or annexures attached hereto and the contracts, certificates, disclosures and other documents to be executed and delivered pursuant hereto, if any, and any amendments made to this Agreement by Parties in writing.

"Applicable Laws" means all laws, statutes, ordinances, regulations, guidelines, policies, and other pronouncements having the effect of the law of the Republic of India or any other applicable jurisdiction by state, municipality, court, tribunal, government, ministry, department, commission or such other body which has the force of law in India.

"Effective Date" means the date of execution of this Agreement.

"Encumbrance" means any mortgage, charge (whether fixed or floating), or pledge, lien, security interest, or other third-party right or interest (legal or equitable) over or in respect of the Project Land.

"Key Design Elements" shall include, without limitation, the main entrance design, signage, facade treatments, landscaping plans, and any other significant aesthetic or infrastructural components that are integral to the overall design and development of the Project.

"Representations and Warranties" shall mean the representations and warranties mentioned in Clause 7 hereto;

"Transaction Documents" means this Agreement and any other agreement, document, certificate, consent, undertaking, or instrument delivered by the Parties and/or their Affiliates pursuant to or in connection with this Agreement.

"Common Areas" include, landscaped zones, roads, footpaths, green belts, streetlights, electric connections, STP, WTP, park, pipelines infrastructure, open spaces, service driveways, pump rooms, fan rooms, DG rooms, water tanks, common lighting, common DG as Common Areas.

"Development Charges" shall mean EDC and IDC along with applicable interest thereon and other payments directly linked to EDC/IDC.

"Governmental Authority" means any government, semi-government, administrative, fiscal, taxing or judicial body or any other statutory agency or any government department, commission, authority or tribunal, or the governing body of any monetary, securities or other regulator in India or any applicable jurisdiction.

For HERCULES VENTURES LLP
Designated Partner/ Auth. Signatory

"GPA" means General power of attorney

"INR" means Indian Rupees.

"Intellectual Property" shall mean patents, utility models, trademarks, trade or business names, domain names, punch lines, rights in designs, copyrights, topography rights and rights in databases, trade secrets, packaging design, recipes, menus, in all cases whether or not registered or registrable in any country (including but not limited to India) for the full term of such rights including any extension to or renewal of the terms of such rights and including registrations and applications for registration of any of these and rights to apply for the same and all rights and forms of protection of a similar nature or having an equivalent or similar effect to any of these anywhere in the world.

"Tax" means all forms of present and future taxes (including but not limited to Indirect Taxes), deductions, withholdings, duties, imposts, levies, cesses, fees, charges, social security contributions and rates imposed, levied, collected, withheld or assessed by any Governmental Authority or other taxing authority in India or elsewhere and any interest, additional taxation penalty, surcharge, cess or fine in connection therewith and "Taxes" shall be construed accordingly.

2. DIVISION OF PROJECT LAND

- 2.1. The collaboration under this agreement involves a total of 34 plots under the Project Land ("**Total Plots**" **plots number**) which form the basis for this agreement. These plots will serve as the foundation for the division and allocation between the Landowner and the Developer.
- 2.2. The division of the Total Plots will be executed on a 55%-45% basis, with 55% allocated in favour of the Landowner ("**Landowner's Share**") and 45% allocated in favour of the Developer ("**Developer's Share**").
- 2.3. The Parties' share shall consist of whole floors to maintain uniformity and clarity in ownership. The specific location and allocation of these flats/floors has been determined through mutual agreement between the Landowner and the Developer and is annexed to this Agreement in **Schedule [IV]** hereto.

3. DEVELOPER'S OBLIGATIONS

- 3.1. The Developer shall be solely responsible for the construction of the Total Plots with basement, stilt parking and 4 floors or terrace or as per the approved layout shared by the Landowner. This includes ensuring that the construction meets the highest industry standards of quality, safety, and durability.
- 3.2. The Developer identify and assure to the LANDOWNER that they will solely bear the costs of development till completion of project i.e. Any Fee of Occupation Certificate as well as Expenses / Chagres / Fee of HRERA & GST/TAX on construction. The LANDOWNER

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would not bear or responsible for any expenses / Fee / charges / costs, regarding mentioned above, in any circumstances. The Developer is committed to delivering a high-quality product within the agreed timelines while maintaining clear communication with the LANDOWNER.

- 3.3. That thereafter, the cost of development of the said Project including the charges and fees of the architects, consultants, engineers, contractors, etc., preparation and sanctions of plans as also all other expenses incurred in undertaking the development of the project obtaining occupation/completion certificate, payment of compounding fee or any other fee, charge, cess or tax related to the project and complying with RERA and all government authorities conditions contained in the applicable policy, and enhancements thereof shall be paid by the developers.
- 3.4. The Developer's sole financial responsibility shall pertain to the construction of the allocated 34 plots, including materials, labour, and other construction-specific expenses, as specified in the above clause. However, after entering into this agreement, if any additional demand is received towards payment or any other charges by the Government Authority related to construction activity, the same shall be payable by the Developer.
- 3.5. The Developer shall endeavour to complete construction within 18 months after the execution of this agreement, with a grace period of 6 months. Any delay for reasons to the Landowner shall be excluded from the timeline for the completion of the Project, and the construction period shall stand proportionately extended by that period. Any delay beyond this timeline, except due to force majeure events, the Developer shall be liable to pay Rs. 1,00,000 /- per plot as penalty/ compensation to the landowner per months till the developer gets the occupation certificate.
- 3.6. The Developer shall bear the cost for marketing, promotions, brochures, events, and digital campaigns related to the Project at its own cost subject to the provisions below. This includes common marketing initiatives for the Project, such as township-level branding.
- 3.7. The Developer shall adhere to industry-best construction practices, quality benchmarks, and agreed specifications for the development schedule V.
- 3.8. The Parties will mutually finalise designs relating to Key Design Elements to ensure alignment with the overall vision and branding of the Project and the Parties.
- 3.9. It has been agreed the during the construction of these plots/flats/floors if any discrepancies or break of road, water pipelines, sewage pipelines or wifi lines or TV cable lines or Electrification or whatever the underground fitting lines etc. done by M/S Gurugram Land and Finance pvt. Ltd. , occurred, then the developer shall be under legal obligation to reconstruct or repair the said construction at its own cost. The Landowner shall not be responsible for any of such repairs ,compensation etc.
- 3.10. That the Developer before starting construction, has verified, inspected and agreed and

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HERCULES PARTNERS LLP
Yadav Hare
Designated Partner/ Auth. Signatory

assured that the documentations of title and EDC, IDC charges or any other Government charges have the status as mentioned in Schedule VII. Any pending payments as on date will be in the scope of landowner and for any future expenses post this, the owner and developer will be owning their respective share.

- 3.11. That the Developer is legally bound to obtain/obtain RERA Registration Certificate within 2 months from the date of signing this agreement, otherwise Developer will have to pay penalty/compensation of Rs 1,00,000/- per plot per month to the land owner. The developer shall also be under legal obligation to apply the occupation certificate for whole 34 plots of the project. Partial Occupation certificate is not permitted to the Developer by the Landowners under this agreement. The developer shall not have any right to receive the partial occupation/ completion certificate for this project.
- 3.12. That the developer shall construct the project/ floors/flats on plot (including landowner and developer share) with same specifications, design including basement, Stilt Parking, Floors, terrace, common areas in all plots under this project.
- 3.13. The developer will have the right to sell only his share floors/flats accordingly. The Developer shall have no right to create any third party rights in the plots or to sell/ transfer the plots in any manner whatever it may be.
- 3.14. That the developer shall earmark LANDOWNER share/floors/ Flat No. Before approval of RERA and same will be disclosed in HRERA Authority as provided in Schedule [IV] and LANDOWNER will have a right to sell/ retain as per his privilege.
- 3.15. That the developer solely shall be under legal obligation in case any defect in construction quality, damages found in any of the flat /floor (including landowners floors/ Flats or Developer floors/ Flats), to repair the said damages as earliest at its own cost and landowners shall not be liable to pay any such cost or charges of such damages in any manner.
- i. 5 years for any repair or maintenance
 - ii. 20 years for any structural damage
- 3.16. That in case any third person/ Flat/ floor owner file any complaint or take step in any court of law against the Developer, the landowner shall have not be responsible for any consequences. No legal orders/ decree passed by any competent court of law against the Developers shall be binding upon landowner in any case.

4. LANDOWNER'S OBLIGATIONS

- 4.1. The Landowner shall be responsible for the development of the Common Areas.
- Sathel*
- For HERCULES VENTURES LLP
Y. L. Singh
Designated Partner/ Auth. Signatory

- 4.2. The Developer understands that the Landowner shall utilise the M/S Gurugram Land and Finance Pvt. Ltd. Collaboration Agreement to complete the development of these Common Areas within 6 months from the Execution Date of this Agreement with a grace period of 3 months.
- 4.3. The Landowner, through the M/S Gurugram Land and Finance Pvt. Ltd. Collaborator, ensure that the design and construction of the Common Areas adhere to the highest quality standards and align with the premium positioning of the township. Final designs, branding, and features of the Common Area as has been mutually agreed / approved between the Landowner and M/S Gurugram Land and Finance Pvt. Ltd.

5. CONSENTS AND APPROVALS

- 5.1. The Landowner represents and warrants that all necessary approvals and permissions required for the construction of the Project, including but not limited to building plan approvals, payment of applicable charges, and purchase of FAR, have been duly obtained and paid for by the Landowner. After execution of this agreement, the same shall be paid by the Developer i.e. to say, any additional demand accrued after execution of this agreement due to change in law or regulations or notifications of the Government Authority, the same shall be paid by the Developer.
- 5.2. The Landowner further confirms that all charges, including land revenue, property taxes, and similar ownership-related dues, as well as all utility-related charges (e.g., electricity, water, etc.), have been fully paid up to the date of the Agreement. And the developer has completely inspected and agrees & satisfied with that.
- 5.3. The Landowner shall bear sole responsibility for all costs and expenses related to, and arising from, the Project Land and its licensing:
- 5.3.1. Fees, charges, and expenses incurred for obtaining and maintaining the requisite licenses and permissions for the Project, including permissions, zoning approvals, and environmental clearances; which had accrued prior to execution of this agreement
- 5.3.2. All statutory or governmental fees, contributions, or any other payments related to Development Charges for the Project; which had accrued prior to execution of this agreement
- 5.3.3. Any charges or levies imposed by local or state authorities for infrastructure development, such as water supply, sewerage, or road widening, attributable to the Project Land; pertaining to liability accrued prior to execution of this agreement

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For HERCULES VENTURES LLP
[Signature]
Designated Partner/ Auth. Signatory

- 5.3.4. Approvals and permissions required for the construction of the Project, pertaining to liability accrued prior to execution of this agreement.

6. GPA

- 6.1. The Landowner agrees to execute an GPA in favour of the Developer/its nominee(s), simultaneously with the execution of the Agreement, authorising the Developer/its nominee(s) to:

- 6.1.1. Construct, and develop the Project as per the terms of this Agreement.
- 6.1.2. Make applications to, and represent the Landowner before all statutory, governmental, regulatory, local, and municipal authorities, departments, offices, or agencies for the purpose of obtaining requisite sanctions, exemptions, approvals, permissions, NOCs, licenses, and compliance certificates required for the development, sale, or occupation certificate of the Project.
- 6.1.3. The developer will have the right to sell only his share floors/flats accordingly. The Developer shall have no right to create any third party rights in the plots or to sell/transfer the plots in any manner whatever it may be.
- 6.1.4. Market and sell the Developer's Share floors/flats under this agreement to prospective buyers, and execute necessary agreements, sale deeds, or other documentation.
- 6.1.5. Execute sale deeds, conveyance deeds, or transfer documents for the floors/Flats falling under the Developer's Share.
- 6.2. It is expressly clarified that the Landowner will retain title over the Landowner's Share and the GPA will not transfer ownership or any proprietary rights of the Landowner's Share to the Developer in any manner.
- 6.3. That the developer will not lease or mortgage or take loan on the 34 Plots on Project land under this Agreement.
- 6.4. Without prejudice to the GPA, the Landowner shall provide all representations and warranties and assurances and execute any further agreement as may be required by the Developer in connection with the proper execution and registration of agreements for transferring, selling, disposal and monetisation of the Developer's share in the Project.
- 6.5. The Landowner shall have right to cancel the said GPA if there is a violation of term and condition of this agreement on the part of the Developer including the misuse of the powers by the GPA holder which have not been conferred upon the holder

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of the GPA under the said GPA.

7. SALES, MARKETING, BRANDING AND SIGNAGE RIGHTS

- 7.1. The Developer's brand name shall be prominently displayed at the Project's entrance and at all other locations where the Project is branded and/or mentioned, alongside any other brands or names associated with the Project.
- 7.2. Detailed signage and branding guidelines shall be finalised and included in **Schedule III** of this Agreement. These guidelines will be developed collaboratively by the Parties, ensuring alignment with the Developer's branding strategy and the premium positioning mutually envisioned by the Parties for the Project.
- 7.3. The Project shall be launched and marketed by the Developer exclusively. The Landowner agrees that the Developer shall be entitled to use and erect sign board(s) on the Project Land for advertising the Project and to publish advertisements in the newspaper(s), magazine(s), website(s) and such other media seeking prospective Purchaser/s and otherwise market the Project in any manner whatsoever. The design of all marketing and selling materials will be at the discretion of the Developer. The layout of the components of the advertisement/marketing materials etc. shall be in such formats as may be decided by the Developer. The Developer may, at its sole option, market the Project as determined by the Developer for the Developers share only.

8. MAINTENANCE AND POST HANDOVER RESPONSIBILITIES

- 8.1. The long-term maintenance of the Project's common areas and amenities will be shared between the Landowner and Developer in proportion to their respective share under this agreement (i.e., Landowner's Share 55% and Developer's Share 45% respectively) until a Residents' Welfare Association is formed or a professional management company is hired.
- 8.2. The maintenance costs will be divided in proportion to the Parties' respective ownership till the process of formation and transition to a RWA is complete.
- 8.3. The maintenance responsibilities and oversights have been specified in Schedule [VI] annexed hereto.

9. COMMON AREAS

- 9.1. The ownership of the Common Areas shall be divided in proportion to the Parties' respective share under this agreement (i.e., Landowner's Share 55% and Developer's Share 45% respectively).
- 9.2. If any revenue is generated from the operation of Common Areas, such revenue shall be divided proportionally between the Parties.
- 9.3. The operational rights and management of these Common Areas will also follow this

Signature

proportional ownership structure unless jointly decided otherwise.

10. CONSIDERATION

In consideration of the said plots and mutual agreements and covenants, representations & warranties contained in this Agreement and other good and valuable considerations, each of the Parties hereby agrees, as follows. The Developer has paid Rs. 15,00,000/- in words Rupees Fifteen Lakh Per plot as non-refundable and non-adjustable security to the Landowner as under): -

S. No.	Cheque No. / RTGS	Dated	Drawn On	Amount
1	ICICR52025022800264680	28-02-2025	ICICI BANK	1,00,00,000
2	ICICR52025030320679958	03-03-2025	ICICI BANK	1,00,00,000
3	ICICR52025030300414555	03-03-2025	ICICI BANK	1,00,00,000
4	ICICR52025030300415389	03-03-2025	ICICI BANK	1,00,00,000
5	ICICR52025030400492829	04-03-2025	ICICI BANK	1,10,00,000

This amount shall not be refunded in any eventuality to the Developer. The Developer shall also have no right to claim this amount from the Landowner.

11. SALES AND PRICING OF FLOORS

- 11.1. All pricing, sales strategies, promotional offers, and payment plans related to the project shall be under the sole discretion of Developer for the Developers share only.

12. REPRESENTATIONS AND WARRANTIES

- 12.1. Each of the Parties hereby represents and warrants to the other that:

- 12.1.1. the execution and delivery by a Party of this Agreement and the performance by the Party of its obligations under this Agreement, do not and will not:

- (i) constitute a breach or constitute a default under any charter document of the Party;
- (ii) result in material violation or breach of or default under any ADOLPHUS VENTURES LLP

Laws or regulations or of any order, judgment or decree of any Governmental Authority to which the Party is bound.

- 12.2. The Landowner makes the following representations:
- 12.2.1. The Project Land has a permanent access from the main road vide 60 (sixty) meter wide service road.
 - 12.2.2. No NOCs are required from any existing lenders and, or, any Third Party with respect to this Agreement or the transaction contemplated herein.
 - 12.2.3. There is no prohibition on carrying out construction/ development on any part of the plots
- 12.3. It has also been mutually agreed and decided between the parties to this agreement that if in any case/ eventuality the Developer become Insolvent by order of Court or by NCLT, in any consequences, the said order shall not be binding upon the Floors allotted to the Landowner and Landowners shall have a right to deal with the said Floor in their own manner which they may deem fit and this agreement shall stand terminated.
- 12.4. It has also been mutually agreed and decided that the Developer shall have no any right to mortgage, charge or any lien, or third party rights upon the floors allotted to the Landowners in any manner. The floors to be allotted to the Landowners by the Developer shall be free from all encumbrances and Financial Institution.
- 12.5. It has also been mutually agreed and decided that the Developer shall have no right to claim any penalty or compensation amount, imposed by any Government Agency, from the Landowner in any case. The Developer shall be solely responsible for paying any penalty or charges or compensation being imposed by HRERA Authority, Gurugram or by DTP, STP, DTCP or any other.
- 12.6. To abide by all the laws of the land and any local enactments including RERA Act 2016, if made applicable to the plots/Flats/Floors and any other law which may become applicable in the future. The liability of any charges imposed upon the Developer during the development of the project, the Landowner shall not be made responsible for the liability of the Developer. In case, if any penalty, charges, or dues are imposed by the government /semi-government during the development of the project or after compliance of the project the land owners will not be bound to pay such amount to the authority, it shall be paid or rectify by the developers only It is only the developers to pay such amount if imposed by Government in full for the satisfaction of the authority.
- 12.7. The Developer shall earmark owners share/floor/flat no. before approval of RERA and same will be disclosed in RERA authority and the owner will have right to sell/retain as per his privilege.

Signature

For HERCULES ESTATE SERVICES LLP
Yashvir Singh
Authorized Signatory

13. TAXES

- 13.1. The Landowner shall bear and pay and discharge all municipal taxes, rates, cesses and other public dues with respect to the Project Land in relation to any period up to the Execution Date. Post the Execution Date, the taxes shall be borne by the Developer in the Project for their respective share
- 13.2. Each Party shall be responsible for its own income tax liability for incomes received and, or, gains arising as a result hereof.
- 13.3. The Developer identify and assure to the LANDOWNER that they will solely bear the costs of development till completion of project i.e. Any Fee of Occupation Certificate as well as Expenses / Chagres / Fee of HRERA & GST/TAX on construction. The LANDOWNER would not bear or responsible for any expenses / Fee / charges / costs/GST/TAXES, regarding mentioned above, in any circumstances.

14. TERMINATION

This Agreement shall be irrevocable. That On violations of any term and condition of this GPA and Agreement, the Landowners shall have right to recover damages and losses from the developers.

15. ASSIGNMENT AND SUB-CONTRACTING

- 15.1. That the Developer shall not be permitted to assign, sell, transfer, grant, alienate or dispose its rights and, obligations under this Agreement, and/ or super built-up areas to any Third Party or to any of its affiliate/ subsidiary company, in any circumstances, at all.
- 15.2. The Developer shall at all times be entitled to engage and contract out construction/ development of the Project or any specific aspect to any sub-contractor/ contractor on such terms and conditions as the Developer may deem fit and appropriate.
- 15.3. The Landowner shall not assign any rights and obligations contained herein to any person without prior written consent of the Developer,

16. GOVERNING LAW AND DISPUTE RESOLUTION

The Hon'ble Civil Court of Gurugram and Hon'ble Punjab and Haryana High Court at Chandigarh shall have the Jurisdiction all matters relating and incidental to this agreement.

17. GENERAL PROVISIONS

- 17.1. Costs and Expenses. That the Developer will pay all fees pertaining to registration, stamp duties, taxes, legal fees, and other ancillary expenses arising in relation to the execution of this Agreement.

- 17.2. Counterparts. This Agreement may be executed in counterparts by the Parties and each fully executed counterpart shall be deemed to be original.

Sethi

FOR THE DEVELOPER
Yashvir Singh
Auth. Signatory
YASHVIR SINGH ENTERPRISES LLP


- 17.3. Modification and Waiver. Except as set out in this Agreement, no modification or amendments to this Agreement, nor any waiver of any rights, will be effective unless agreed to in writing by the Parties.
- 17.4. Notices. All notices, consents, and other communications hereunder to be given in writing, as expressly provided herein, will be transmitted to the addresses for the Parties first set forth above or to such other addresses as either Party may substitute by written notice to the other in such manner. Any such notice will be deemed served when delivered.
- 17.5. Relationship of Parties. The Parties shall operate independently. Under no circumstances will the employees of one Party be deemed the employees of the other Party. This Agreement does not grant authority for either Party to act for the other in an agency or other capacity on the behalf of the other Party and neither does it create any partnership between them.
- 17.6. Force Majeure. Neither Party will be liable for any actual delay in performance due to natural disaster, riot, war, acts of terrorism, general strike, or similar causes beyond the reasonable control of the Party. The time period for the performance of an obligation under this Agreement may be extended time of the excusable delay.
- 17.7. Entire Agreement. This Agreement shall constitute the complete and exclusive Agreement between the Parties respecting the subject matter hereof. This Agreement supersedes all previous agreements, if any, entered into between Parties, whether oral or written, regarding the subject matter hereof entered into between the Parties and/or their representatives.
- 17.8. COPIES OF THE AGREEMENT. Two copies of this Agreement have been executed in original and both the Land Owner and the developer shall retain one copy each.

[The rest of this page is left intentionally blank]
[Signature page follows]

Seth

For HERCULES VENTURES LLP
Y. L. Hine
Designated Full Auth. Signatory

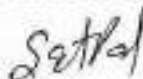
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the 27th day of
March 2025 above first written. **DRAFTED BY:**


ANUP SINGH

Advocate

Distt. Court, Gurugram

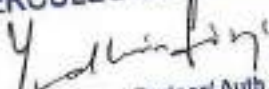
**FOR AND ON BEHALF OF
SH. SATPAL SINGH**



**FOR AND ON BEHALF OF
HERCULES VENTURES LLP
AUTHORISED SIGNATORY**

Mr. YUDHVIR SINGH

For HERCULES VENTURES LLP



Designated Partner/ Auth. Signatory

Witness No. 1

Name:
Address:
Date:


SURENDER
Advocate
Distt. Court Gurugram

Witness No. 2


ANUP SINGH
Name: Advocate
Address: Distt. Court, Gurugram
Date:

SCHEDULE I

Land admeasuring 40 kanal 3 Marla i.e., 5.01875 acres bearing Khewat No. 901/779 Min Khatoni No. 923 Rectangle No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) and Rectangle No. 37 Killa No. 2/1(4-18), 3(8-0), 4 min (7-17) situated in Sector-78, within the revenue estate of village Naurangpur, District Gurugram, Haryana.

Satpal

For HERCULES VENTURES LLP
[Signature]
Designated Partner/ Auth. Signatory

SCHEDULE II

(A copy of this licence)

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site: tcharyana.gov.in - e-mail: tcharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 52. of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Satpal Singh S/o Shishram in collaboration with M/s Gurugram Land & Finance Pvt. Ltd., 1600, Sector-28, Faridabad-121008 to set up an Affordable Plotted Colony (DDJAY) over an area measuring 5.01875 acres in the revenue estate of village Naurangpur Sector-78, Gurugram.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
 - c) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - d) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - f) That the licensee shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities or develop such area on its own in accordance with clause 4(j) of policy dated 08.02.2016 amended vide notification dated 25.08.2022.
 - g) That the licensee shall transfer the part of licensed land falling under sector road/green belt free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - h) That the licensee understands that the development/construction cost of 30 m/24 m/18 m major internal roads is not included in the EDC rates and they shall pay

Director General
Town & Country Planning
Haryana, Chandigarh

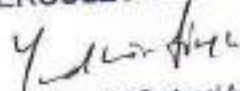
Satpal

For HERCULES VENTURES LLP

Designated partner/ Auth. Signatory

the proportionate cost for acquisition of land, if any, alongwith the construction cost of 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- i) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- j) That the licensee shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pardhikaran or any other execution agency.
- k) That the licensee shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.
- l) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- o) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- p) That the licensee shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- r) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- s) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

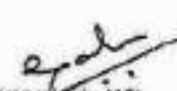
FOR HERCULES VENTURES LLP

Designated Partner/ Auth. Signatory



- t) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.
- u) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- v) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1975 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- x) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- y) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1986) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- z) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- aa) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- bb) That the aforesaid licence is being granted by considering the commercial component with FAR of 1.5. In case, you want to avail additional FAR of 1.75 for commercial component, you shall deposit the additional amount of fee and charges.

3. The licence is valid up to 13/3/2028

Dated: 14/3/2023
Place: Chandigarh



(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4967-JE (DS)-2023/ 7658-75 Dated: 14-03-2023

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

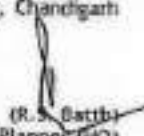
1. Satpal Singh S/o Shishram in collaboration with M/s Gurugram Land & Finance Pvt. Ltd., 1600, Sector-28, Faridabad-121008 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GNDA, Gurugram.

For HERCULES VENTURES LLP


Designated Partner/ Auth. Signatory



5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
18. Pn (IT) for updation on the website.


 (R. S. Batthi)
 District Town Planner (HQ)
 For Director General, Town & Country Planning,
 Haryana, Chandigarh

Sethi

For HERCULES VENTURES LLP

 Designated Partner/ Auth. Signatory

To be read with License No. 52 dated 14/3 of 2023

Detail of land owned by Satpal S/o Shishram

Village	Rect. No.	Killa No.	Area (K-M)
Naurangpur	31	22	8-0
		23	8-0
		24/1	3-8
		2/1	4-18
	37	3	8-0
		4min	7-17
		Total	40-3

Or 5.01875 acres

Satpal


Director General
Town & Country Planning
Haryana, Chandigarh
Haryana

For HERCULES VENTURES LLP


Designated Partner/ Auth. Signatory

SCHEDULE III

(Detailed signage and branding guidelines)

The developers will be engaging in a marketing and branding campaign to promote the project with following guidelines

1. Developer will be using the brand name of Grace Resilviaa Developers for running marketing and branding related activities
2. The onsite and offsite signages will bear the name of Grace Resilviaa Developers including flags, uni-poles, hoardings, digital display boards or running animation over digital screens
3. The same brand name will also be used in preparing flyers, brochures, pamphlets, ATL or BTL advertisements for the project
4. The Developer will ensure a consistent brand guideline across this campaign
5. There will be clear description of project amenities which will be provided to potential customers
6. The creatives and visuals as depicted in the content will be in line with actual plans and features which have been envisaged for the project
7. Digital marketing efforts will be carried out using social media platforms, emails, whats app, and any other means to increase customer awareness
8. For any sales meet, project launch, get together with channel partners, the developer will have free hand to design and develop appropriate content to make these events a success
9. The developer will also engage with customers on online and offline platforms to address any concerns of customer or potential customers
10. Developer might also run targeted or segmented approach to promote the project wherein slices of project information will be used and shared as per the requirement
11. To position the project as a premium, luxury project, developer may source images from third party players or get the same developed or show case its intentions in an artistic way

Sethi

For HERCULES VENTURES LLP

Y. K. Singh
Designated Partner/ Auth. Signatory

SCHEDULE IV

NOTE:- Landowner right on duly constructed/developed area including – Basement/ Stilt parking 4 Nos. / First, Second, Third, Fourth floor with Roof/Terrace and common area in plots no.

S.No.	PLOT_NO	Area (Sq. Mt.)	Area (Sq. Yard)
1	20	124.44	148.83
2	21	124.44	148.83
3	22	124.44	148.83
4	23	124.44	148.83
5	24	124.44	148.83
6	25	124.44	148.83
7	26	124.44	148.83
8	27	124.44	148.83
9	28	124.44	148.83
10	31	124.44	148.83
11	32	124.44	148.83
12	35	124.44	148.83
13	36	124.44	148.83
14	49	124.44	148.83
15	50	124.44	148.83
16	61	124.44	148.83
17	62	124.44	148.83
18	65	124.44	148.83
19	66	124.44	148.83

Note – The Landowner will have rights on first, second and fourth floor in plot no. 36

Satish

For HERCULES VENTURES LLP

Yashwanth
Designated Partner/ Auth. Signatory

NOTE:- Developer right on duly constructed/developed area including – Basement/ Stilt parking 4 Nos. / First, Second, Third, Fourth floor with Roof/Terrace and common area in plots no.

S.No.	PLOT_NO	Area (Sq. Mt.)	Area (Sq. Yard)
1	19	124.44	148.83
2	29	124.44	148.83
3	30	124.44	148.83
4	33	124.44	148.83
5	34	124.44	148.83
6	37	124.44	148.83
7	38	124.44	148.83
8	51	124.44	148.83
9	52	124.44	148.83
10	59	124.44	148.83
11	60	124.44	148.83
12	63	124.44	148.83
13	64	124.44	148.83
14	67	124.44	148.83
15	68	124.44	148.83

Note – The Developer will have rights on the third floor in plot no. 36.

Sgt/21

For HERCULES VENTURES LLP

Y. V. H. S.
Designated Partner/ Auth. Signatory

SCHEDULE V

(The detailed scope of work and the specifications of the materials)

FLOOR SPECIFICATIONS	
Area	Specifications
Bathrooms; washrooms and toilets	Ceramic tiles up to ceiling, toughened glass shower partition, cupboard under basin, anti-skid tiles worth up to Rs 120/sq ft, washbasin counter (4'x3'), mirror (4'x3'), fittings worth Rs 25,000 (Jaquar or better), geyser(5 star rated), exhaust fan , tap and shower divertors, towel rail and rack. Master bedrooms to have two washbasins (if required) and 5'x3' mirror. High pressure shower heads, water proofing with best in class material, vanity
Overhead water tanks	Triple layer, 1000 litre per floor - Sintex, or similar (4), white
Underground water tanks	RCC, 2500 litre per floor (4)
Pumps	1HP self priming booster pump per O/H tank, main booster pump
Supply pipes	CPVC Astral or Finolex, SDR similar
Drainage pipes	CPVC
Masonry - Bricks; Aggregate; Coarse Sand or MIVAN	Best Quality A Grade Aggregate; Badarpur & Bricks - External 9" with Mortar Mix of 1:6 & internal 4.5" with Mortar Mix of 1:4;
Steel	Rathi Tor or Jindal virgin steel as per structural engineering design
Column footing	As per drawings in M25 or M30 Grade
Beams and column grade	As per drawings in M30 & Fe 500D TMT bars
Cement	ACC or UltraTech or Ambuja
Anti Termite treatment	Heptachlor 20EC emulsifiable concentrates. (IS 6349-1978 I-R) 0.5% in water, effective for at least five years
Kitchens	Modular Kitchen with adequate fittings approx. INR budget 2 lacs per kitchen. Provision for Hobbs, Chimney, Geyser (3 litre) & RO purifier. Wall Tiles upto 85/-sqft; Tiles upto upto 80/-sqft; Granite top upto 125/-sqft; Wood work as per specifications,
Lift area	Mix of RCC with Brick Wall or MIVAN
Plastering	Wire mesh on joints
Roof insulation	Proper Slope with water proofing coating to be executed

For HERCULES VENTURES LLP

Sethi

[Signature]

UG water tank (type, brand)	All walls with Commercial Tiles
Rear wall	Asian Paints Crack Seal + Primer + Apex Ultima
Terrace	Double component LAM (Top seal or similar)

FLOOR SPECIFICATIONS *(continued)*

Wires & cables (type, brand)	Finolex, Havells, or Similar
Electric fittings	LED, Door video phones, CCTV cameras at main and floor entrances with recording (15 days).
Conduits (type, brand)	PVC 1", Astral
Electric Items	Fans and electric lights in each of the room, lobby and where ever required as per design
Elec points per floor	As per drawings with sufficient number of points on each floor; Switches of make Crabtree or Similar; MCB of make L&T or similar
External Paint (type, brand)	Texture paint / tiles / stones/stone texture, as per design
Power backup to be installed	Provision for back up of the society for each of the floor
Front boundary wall (paint, stone, type, brand)	Asian Paints Crack Seal + Primer + Apex Ultima / tiles / stone/stone texture as per design
Parapet wall (terrace) - height, paint type, brand	Asian Paints Crack Seal + Primer + Apex Ultima / tiles / stone / glass
Wall & Ceiling	Plastic emulsion (VOC free) - Velvet Touch with POP. False ceiling in living rooms and kitchens. False ceiling along walls in bedrooms.
Door (type, brand)	Internal flush Doors with Veneer or Mica in wooden style
Grills	Enamel paint or MS (with Duco paint)
Front and Rear windows and balcony doors	Double glazed vacuum windows in front and back rooms, UPVC frames/ or Aluminum sliders with wire mesh and glass.
Staircase handrail	MS
Lift	Good quality lift from Johnson or Kone or similar
Exhaust (kitchen)	45W, Crompton Greaves or similar
Main door and wooden windows and frames	Saal (or similar) solid wood with mouldings. Door/window frames 6" x 3"

For HERCULES VENTURES LLP

S. A. B.

Y. K. Singh
Designated Partner/ Auth. Signatory

FLOOR SPECIFICATIONS <i>(continued)</i>	
Front balcony & projections (type, cost)	Anti-skid tiles, Granite upto Rs. 125/sq ft
Living + dining room and Kitchen (type, cost)	Italian Marble Rs. 350/sq ft
Master BR (type, cost)	Compressed wood flooring, 12mm thick (Bello)
Other BR (type, cost)	Vitrified tiles Rs. 90/sq ft
Staircase (type, cost)	Granite stone, Rs. 150/sq ft
Parking (Stilt)	Granite
Lobby	Granite Rs. 150/sq ft
Telephone, Broadband & DTH wiring	Provisioning
Plate earthing	As per plans
Main gate	MS
Boundary wall railing	MS/As per plan
Water & sewer connections	As per plan
Master bedroom cupboard	As per plans, with laminate inside and outside, veneer or acrylic, along with aluminum safety shield
Other bedroom cupboard	As per plans, with laminate inside and outside, veneer or acrylic, along with aluminum safety shield
Kitchen	As per plans, with laminate inside and outside, veneer or acrylic, along with aluminum safety shield
Toilets	As per plans, with laminate inside and outside, acrylic
Board / Ply (brand, type)	Green ply / Kitply, MDF board 19mm, with anti-termite treatment and aluminum wrap for damp protection
Elevation	As per design, contemporary design - low maintenance
Warranty against defects	Non-structural - Structural - 20 years warranty, seepage - 5 years
Other inclusions	Architectural drawings, OC procurement, final completion, electricity meter only one
Delay Penalty	From date site is handed over, project to be completed and handed over within 18 months with an extension of up to 6 months.

Sethi

Yashwanth

Basement	Tiles of good quality with size of 6X4 feet (Kajaria or Somany), division of basement in 3 or 4 divisions based on approved design, using UPVC, Aluminium
Safe Access application	Park place or similar app

Satish

For *Yash* JRES LLP
Designated Partner/ Auth. Signatory

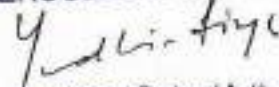
SCHEDULE VI

(Detailed guidelines for maintenance costs, responsibilities, and operational oversight)

- Roads: The Collaborator must maintain and upkeep all roads of the Project including the roads connecting the main gate to a 60 meter in front of the Project. Any road infrastructure such as pedestrian ways should also be maintained.
- Open spaces: The Collaborator must maintain and upkeep all open spaces.
- Parks: The Collaborator must maintain and upkeep all public parks, green areas on treatment plants, area around main gate and any other green area inside the society.
- Common areas: The Collaborator must keep the common areas clean to a reasonable standard.
- Electricity: The Collaborator must provide electricity in common areas and maintain the complete electricity distribution infrastructure as per the peak load requirement of the Project.
- Water: The Collaborator must provide water bills proportionate to net consumption besides maintaining the complete water and sewer infrastructure of the society. This infrastructure should cater to all the plots and common areas, parks or commercial units
- Sewer infrastructure: The Collaborator will be responsible for the maintenance of sewer pipelines from individual residential or commercial units to the treatment plant.
- WTP (water treatment plant)/STP (sewer treatment plant): The Collaborator will be responsible for the maintenance of the treatment plants as per the schedule agreed with the respective vendors.
- Security: The Collaborator will maintain all security related tools, processes with appropriate number of work force, security guard etc.



For HERCULES VENTURES LLP



Designated Partner/ Auth. Signatory

SCHEDULE VII

Status of EDC/IDC payments made for the project as on 4th Feb 2025

Settled

For HERCULES VENTURES LLP
[Signature]
Designated Authorized Signatory

Schedule Of Installments For EDC/IDC

Selection Of Case And Application

Case No : LC-4967

☒ NoneCase Type : ☐ Building Plan for Residential Plotted

Application No : LC-4967

License No : 52 of

2023

License Status : **Granted**

Get License Details

☒ Details☐ BG Details

*ChargeType: EDC

*Schedule Type: Permanent EDC Schedule Schedule 2 calculated On 09/05/2023

Additional Charge Amount : 43884400

Licence Date : 18/03/2023

Interest Rate : 12

Penalty Interest Rate : 18

Period Of Installment In Month : 6

Number Of Installments : 6

First Installment Date : 14/09/2023

WEP Date : 14/03/2026

Is Valid Schedule : Yes

Is Freeze Status : No

Principle Outstanding Amount In Rs 21942000.00

Interest Outstanding In Rs 104300.00

Penalty Outstanding Amount In Rs 2943000.00

Remarks

EDC Installment

Main Schedule

Installment Number	Reducing Balance In lacs	Principle Amount In lacs	Interest In lacs	Total Installment in lacs	Due Date	Remarks
1	438.84	73.14	26.55	99.69	14/09/2023	
2	365.70	73.14	26.55	95.02	14/03/2024	
3	292.56	73.14	26.55	90.84	14/09/2024	
4	219.42	73.14	26.55	86.20	14/03/2025	
5	146.28	73.14	26.55	81.59	14/09/2025	
6	73.14	73.14	26.55	77.49	14/03/2026	

Payment History

Total Payment: 0

Payment History Amount in Rs.Lakhs & Date in DD/MM/YYYY

Principal	Interest	Penalty	Total	Activity	Re Date	Principle Outstanding Not yet Due	Accrued Interest	Excessive Amount
0.00	0.00	0.00	0.00	INITIAL	14/09/2023	438.84	0.00	0.00
0.00	0.00	0.00	0.00	PENALTY_ADDED	14/09/2023	438.84	26.55	0.00
73.14	26.55	0.00	99.69	DUE_INSTALLMENT_ADDED	14/03/2024	365.70	0.00	0.00
73.14	26.55	5.47	105.16	PENALTY_ADDED	14/09/2024	365.70	21.88	0.00
146.28	48.43	5.47	200.18	DUE_INSTALLMENT_ADDED	14/03/2025	292.56	0.00	0.00
146.28	48.43	16.53	211.24	PENALTY_ADDED	14/09/2025	292.56	17.70	0.00
219.42	66.13	16.53	302.08	DUE_INSTALLMENT_ADDED	14/03/2026	219.42	0.00	0.00
219.42	66.13	29.43	314.98	PENALTY_ADDED	14/09/2026	219.42	10.32	0.00
219.42	66.13	29.43	314.98	DAILY_CALCULATION	09/05/2023	219.42	10.32	0.00

Setpal

For HERCULES VENTURES LLP

Designated Partner/ Auth. Signatory

Schedule Of Installment - IDC/IDC

Selection Of Case And Application

Case No : LC-4967

☒ NoneCase Type : ☐ Building Plan for Residential Plotted☐ Occupation Certificate for Residential Plotted

License No : 62 of

2023

License Status : **Granted**

Get License Details

☒ Details☐ BG Details

*Charge Type: IDC

*Schedule Type

Original IDC Schedule, Schedule 1 calculated On 05/05/2023

Total

IDC/IDC 10967870

Licence Date

11/07/2023

Amount :

Interest Rate :

0

Penalty Interest Rate :

0

Period Of

Installment

In Month :

0

Number Of Installment :

Is Void

Schedule :

Yes

Is Freeze Status :

Principle

Outstanding

Amount In Rs

Interest Outstanding In Rs

0

Penalty

Outstanding

Amount In Rs

Interest Outstanding In Rs

0

Remarks

IDC in Rs

Main Schedule

Installment Number	Reducing Balance In Rs	Principle Amount In Rs	Interest In Rs	Total Installment in Rs	Due Date	Remarks
1	109.68	54.84	0.00	54.84	12/05/2023	
2	54.84	54.84	0.00	54.84	13/09/2023	

Payment History


Total Payment: 0

Payment history Amount in Rs.Lakhs & Date in DD/MM/YYYY

Principal	Interest	Penalty	Total	Activity	Principle Outstanding Not yet Due	Accrued Interest	Excessive Amount
0.00	0.00	0.00	0.00	INITIAL	109.68	0.00	0.00
54.84	0.00	0.00	54.84	DUE_INSTALLMENT_AMOUNT	54.84	0.00	0.00
54.84	0.00	3.35	58.19	PENALTY_ADDED	54.84	0.00	0.00
109.68	0.00	3.35	113.03	DUE_INSTALLMENT_AMOUNT	0.00	0.00	0.00
109.68	0.00	30.94	140.62	PENALTY_ADDED	0.00	0.00	0.00
109.68	0.00	30.94	140.62	DAILY_CALCULATION	0.00	0.00	0.00

Settel

For HERCULES VENTURES LLP



Authorized Signatory