

पृष्ठ सं. 1128

दिनांक: 23-05-2024

श्रीः साध्वी विद्यालय

सौद का नाम
AGREEMENT

COLLABORATION

सहस्रील/साब-सहस्रील रिवाही

नाम/संकेत	माडिना कला
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पञ्च सखीषी विवरण

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स्टाम्प क्लब की गति 12/05/2019 कलकत्ता

FORM 9-2000

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यह प्रवेश आज दिनांक 23-05-2024 दिन बुधवार समय 4:57:00 PM बजे बीबीसीसी लुम्बाई
PAJANAN KUNAS के साथ ANCHY सिडल MANDIYA KALA द्वारा प्रवेशावकाश हेतु प्रस्तुत किया गया।

उपसंहार पञ्चम अध्यायः (सिद्धिः)

INTERNATIONAL
PATENT COOPERATION

अपनी वेबसाइट व बीबीसी/मुम्बई IM GANGA CASTLE PVT LTD. DR. RAHUL THAKRAOTHEB इतिहस है।
 मनुष्य के रूप में वे दोनों पक्षों
 में सुनकर तथा उनका मत स्वीकार किया। दोनों पक्षों की सहजता बीबीसी/मुम्बई KURENDR KAMBERDAS विल -
 निम्नलिखित BILUPUR व बीबीसी/मुम्बई HITESH MARRA विल MUKESH KUNAS
 निम्नलिखित BILUPUR व बीबीसी/मुम्बई HITESH MARRA विल MUKESH KUNAS

साथी में: जो हम भगवद्दास /अधिव्यवसा है। हम में जानते हैं। तथा यह साथी में: भी भगवद्दास करता है।

इयमसुयुक्ता मदीयान् जगिज्जति विज्जति

20-05-2024

This Collaboration agreement is executed at Rewari on this 23rd
day May 2024.

Between

1. Sh. Pawan Kumar (Aadhar No. 3954 6581 5215)(PAN BMLPK3604C) S/o Sube Singh Resident of Village Mandhihiya Kalan, Rewari-123401 Haryana (Hereinafter referred to as Owner which expression unless repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assign etc.)

And

M/s Jai Ganga Castle Private Limited, a Private Limited Company having CIN U70109DL2023PTC409232, duly incorporated under the Companies Act, 2013, having its Corporate Office at 10th Floor, Tower B, Vatika Towers, Golf Course Road, Sector-54, Gurugram-122011, through Authorized Signatory Sh. Rahul Sharma (Aadhar No. 8151 6116 1269) [who has been empowered to execute this agreement vide Board Resolution dated 08.05.2024

Pawan Kumar

Sh. Rahul Sharma
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1128

2024-2025

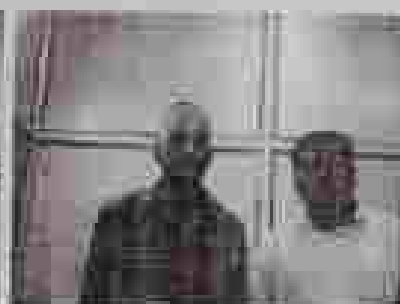
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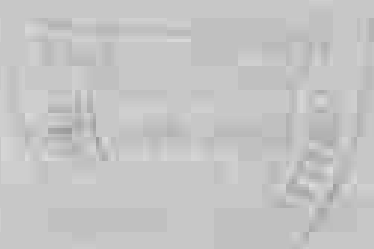
पेशकारी



परीक्षक



सहायक



उपस्थित पंजीयन अधिकारी

पेशकारी :- PAWAN KUMAR

परीक्षक :- Mr. RAHUL SHARMA OTHER JAI GANGA CASTLE PVT LTD

सहायक 1 :- SURENDER NAMBARDIAN

सहायक 2 :- HITESH MISRA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1128 आज दिनांक 23-05-2024 को बही नं. 1 मिल्ड नं. 872 के पृष्ठ नं. 325 पर किया गया तथा इसकी एक प्रति अतिरिक्त भी संख्या 1 मिल्ड नं. 80 के पृष्ठ संख्या 57 से 80 पर लिपिकवाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और पंजीयन में उपर्युक्त स्थल/पंजीयन अंगण से सम्बन्धित हैं।

दिनांक: 23-05-2024

उपस्थित पंजीयन अधिकारी विराट

(hereinafter called the developer which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.)

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

AND WHEREAS:

- i) Owner is lawful owner in possession of land comprising in Khewat No. 131 Khata No. 141 Rect. No. 28 Killa no. 3/2/2 (0-1) measuring 0 kanal 1 Marla through Mutation No. 751 and Khewat No. 131 Khata NO. 141 Rect no. 28 killa no. 3/2/1 (6-3), 4/2 (0-9), 7 (8-0), 8 (8-0) kita 4 measuring 22 kanal 12 marla out of which 185/452 share, 9 Kanal 5 Marla through mutation no. 825 Dt. 23-05-2024, and total of both khewat 9 kanal 6 marla (1.1625 Acres) situated in revenue estate of village Mandhiya Kalan, Tehsil and District Rewari

The aforementioned land is now part of sector-22 Rewari.

Arjun Kumar

Prof. Dr. Ganga Ganga Prasad Sharma
Ganga Prasad Sharma
Authorized Forestry

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the above matter. I am sorry that I cannot give you a more definite answer at this time, but I am sure that you will understand the necessity of delay. I am, however, sure that you will be satisfied with the result.

Very respectfully,
 J. H. [Signature]

I have the honor to acknowledge the receipt of your letter of the 10th inst. in relation to the above matter. I am sorry that I cannot give you a more definite answer at this time, but I am sure that you will understand the necessity of delay. I am, however, sure that you will be satisfied with the result.



Very respectfully,
 J. H. [Signature]

1071

(Total land measuring 9 kanals 6 marla (1.1625 Acres) hereinafter referred to as the said land)

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have been created in respect of the Land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be

Pawan Kumar

For All Group Housing Project

Sanjay Singh
Authorized Signatory



generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is hereby agreed, declared, covenanted and recorded by and between the parties as under:

1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 9 Kanals 6 Marlas situated in revenue estate of Mandhiyan Kalan, Tehsil and District Rewari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.
2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 40%: 60%. The owner would be entitled to 40% of the entire revenue generated from the sale of apartments, in proportion to their shares.

Pawan Kumar

For M. Gupta & Co., Chartered Accountants

Rajesh Kumar
Authorized Signatory

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION
P.O. BOX 11111, SUVA, FIJI

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION



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SCHOOL OF DISTANCE EDUCATION
P.O. BOX 11111, SUVA, FIJI

in the land utilized for the colony whereas the balance would be under the entitlement of the developer.

3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 40% : 60%. The developer shall be legally entitled to the usage, utilization as well as ownership of 60% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.
5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

Rajesh Kumar

For and On Behalf of the Developer

Rajesh Kumar
Authorized Signatory

My dear Mr. [Name],

I have just received your letter of the 15th inst. and am glad to hear that you are well. I am also well and hope this finds you the same.



I am sure you will find the enclosed of interest. I have also enclosed a copy of the report on the subject of the meeting.

Yours faithfully,
[Signature]

Very truly yours,
[Signature]

Amount paid to owner Rs. 50,00,000/- (Rupees Fifty Lacs Only)
vide Ch. No. 001027 Dated 23.05.2024 of ICICI Bank Limited as
Interest Free Refundable/adjustable Security.

The aforementioned amounts have been paid to the owners
towards Interest free refundable/Adjustable security deposit and
the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license
for developing an affordable Housing Project upon the said land
from the Town & Country planning Department Haryana.
7. The owner have executed and registered a Special power of
attorney in favour of the developer/nominee of the developer
authorising the developer to develop the said project and to allot
and alienate the apartments to be built along with share in the said
land in the proposed project in terms of the affordable Housing
policy. The aforementioned power of attorney shall be deemed
irrevocable.

Parveen Kumar

For and on behalf of ICICI Bank Limited

Parveen Kumar
Authorized Signatory

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637
U.S.A.

DEAR MR. [Name]
I am very pleased to hear from you and
thank you for your letter of [Date].

I am sorry that I cannot
reply to you more quickly, but I
am sure that you will understand.



I am sure that you will find the
information that I have given you
very helpful. I am sure that you
will find it very interesting and
I am sure that you will find it
very helpful. I am sure that you
will find it very interesting and
I am sure that you will find it
very helpful.

Sincerely,
[Signature]

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637
U.S.A.

8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owners to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and

Person in Charge

Project Manager, Affordable Housing
Person in Charge
Authorized Signatory

the owner shall not disturb or interfere in the possession of the developer till the purposes of the present agreement are fully achieved.

9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.
10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project

[Signature]

For and on behalf of Ganga Capital Private Limited

[Signature]
Authorized Signatory

and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences, permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing 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 development of the project, obtaining occupation/completion certificate, payment of compounding fee or any other fee, charge,

Rajesh Kumar

For the Group/Client/Owner/Developer

Johnston
Authorized Signatory

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cess or tax related to the project and complying with conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.

13. That this agreement shall devolves all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share, as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNERS as stated hereinafter and fulfillment of all other liabilities towards the owner.
14. That the Owners are aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.

Rajendra Kumar

Rajendra Kumar
Authorized Signatory

15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be sufficient for obtaining the loan. However if any other document, written consent or appearance of the owners will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.
16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.
17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract, the OWNER

[Signature]

For the Group Credit Promotion Unit

[Signature]
Authorized Signatory

shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.

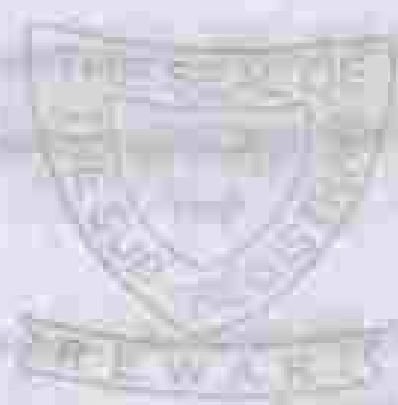
18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.
19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall

Devan Kumar

For the Developer/Builder/Project Company
Subodh Kumar
Authorized Signatory

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be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.

20. That since considerable expenditure, efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.
21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.
22. That the Owner have further represented that there are no fees/ amounts/dues/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable

Parveen Kumar

Parveen Kumar
Developer

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In respect of the said land as on the date of execution of the present agreement.

23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not be used towards any expense relating to the project and shall be handed over/ given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (Le 40% (Owner):60% (Developer)). That as per affordable housing

Rajesh Kumar

For and on behalf of the Developer

Rajesh Kumar

Authorized Signatory

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policy the developer shall be exclusively entitled to allot/alienate 5% of total number of flats.

22. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government Department/ agencies of the state.
23. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.
24. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall

For and on behalf of

For and on behalf of

For and on behalf of

For and on behalf of

be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats, in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

25. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 40% Share of the owner shall be transferred by the developer in accounts designated by each

Pawan Kumar

Atul Kumar

constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owners as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated installments spread over a three year period. The said amounts shall also be distributed between the Developer and the owners in their respective shares, in the manner stated above. In case, any interest is charged due to default in payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owners shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such

Pawan Jaiswal

Abulhasan
Authorized Signatory

refundable amounts from the shares of the owners and to make payment to the allottee. Any and all refund to be made to the allottees shall remain the joint liability of the owners as well to the extent of their share.

26. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.
27. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy.
28. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned

Pawan Kumar

Subodh Singh
Authorized Signatory

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government Department. The cost of construction of such additional area shall also be shared by the owner to the developer proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

29. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.

Pawan Kumar

For the Developer
Satish Kumar
Authorized Signatory

30. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.
31. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.
32. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming

Pravin Kumar

For the Developer/Owner

Pravin Kumar
Authorized Signatory

title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc. The OWNER expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNER.

33. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.
34. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and

Pawan Kumar

For Ja Shree Ganga Project Limited

[Signature]
Authorized Signatory

service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.

35. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.



FOURTH FLOOR, C-10, PUNJAB LANE, NEW DELHI


Parvinder Kumar

36. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.
37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.
38. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as

Pawan Kumar

For the Project Development Company

Subhash Kumar
Authorized Signatory

final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurgaon subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

39. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding, Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

Pawan Kumar

Prakash Kumar
Authorized Signatory

The following information is provided for your information and is not intended to be a substitute for professional advice. The information is provided for your information only and is not intended to be a substitute for professional advice. The information is provided for your information only and is not intended to be a substitute for professional advice.

Information - 10

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Information - 10

40. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.

41. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

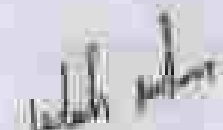

OWNERS


DEVELOPER

Witnesses:



General Talwar Associates
Kashmiri Bazaar
2nd - 3rd Floor (H.I.)
Mob: 922340171


Hitesh Mishra R/E, Multistore
Mr. Ramesh

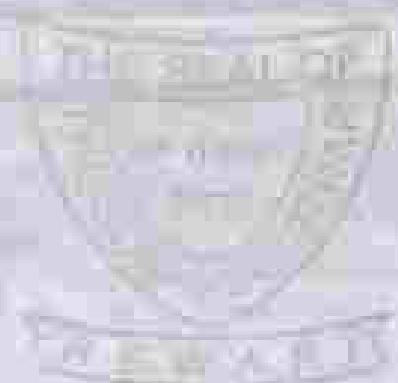

29/05/24



My dear Mr. [illegible]

I have just received your letter of the 14th inst. and am glad to hear that you are well.

I am, Sir, very respectfully,



Yours very truly,
[illegible signature]

Enclosed find [illegible]

Very respectfully,
[illegible signature]

Indian-Non Judicial Stamp Haryana Government		Stamp Duty Paid: ₹ 126200
Certificate No.	2002024/151	Stamp Duty Paid: ₹ 126200
GRN No.	0117609664	Penalty: ₹ 0
Seller / First Party Detail		
Name:	Robesh Kumar	
Post Office:	Na	Section Ward: Na
City/Village:	Rawan	Landmark: Mandhiya Kalan
Phone:	98111162	State: Haryana
Buyer / Second Party Detail		
Name:	Air ganga Caste private limited	
Post Office:	Na	Section Ward: Na
City/Village:	Gurugram	Landmark: Vasant Vihar
Phone:	98111162	State: Gurugram
Purpose: non judicial stamp paper for collaboration		

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <http://haryanastamp.com>

COLLABORATION AGREEMENT

Village:- Mandhiya Kalan

Area:- 8 Kanal 17 Maria (1.10625 Acres)

Total Value:- 63,05,625/-

Stamp :-1,26,200/-

GRN NO.: 0117609664

Registration Fees :- 0117610556 Amount Rs.35003/-

Robesh

For Air Ganga Caste Private Limited
Robesh Kumar
Authorized Signatory

प्रलेख नं:1588

दिनांक:12-06-2024

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	मण्डिया कला
प्लन संबंधी विवरण	
एरि 6385625 वर्ग	स्टाम्प क्यूटी की एरि 128112.5 वर्ग
स्टाम्प नं : SHK2024P131	स्टाम्प की एरि 128200 वर्ग
रजिस्ट्रेशन कीम की एरि 38000 वर्ग	EChallan:11781056E रजिस्ट्रेशन शुल्क 0 वर्ग
Drafted By: VA	Signature Officer

यह प्रलेख आज दिनांक 12-06-2024 दिन बुधवार समय 4:07:00 PM बजे बीबीएमजी कुमार
RAKESH KUMAR पुत्र SUBE SINGH निवासी MANDIYA KALA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपरोक्त पंजीकरण अधिकारी (रिवाड़ी)

इस्ताम्क प्रस्तुतकर्ता
RAKESH KUMAR

उपरोक्त पंजीकर्ता व बीबीएमजी कुमार LAI GANGA CASTLE PVT.LTD. के RAHUL SHARMAGTHIER द्वारा है।
प्लन प्लॉट के टॉपरी को दोनो पक्षों
वे सुझाव प्राप्त सहायक स्वीकार किया। दोनो पक्षों की पहचान बीबीएमजी कुमार।ANANTPAL NUBBERDAR निवा -
निवासी HANGA व बीबीएमजी कुमार।PAWAN KUMAR निवा SUBE SINGH
निवासी MANDIYA KALA से की।
साथी रोज की इस सम्बन्धित /अधिकार के रूप में जानते हैं तथा यह साथी में 2 की पहचान करता है।

उपरोक्त पंजीकरण अधिकारी (रिवाड़ी)

दिनांक 12-06-2024

This Collaboration agreement is executed at Rewari on this 12th of
day June 2024.

Between

1. Sh. Rakesh Kumar (AADHAR No. 5008 6897 3216) (PAN
BJMPR2320E) S/o Sube Singh Resident of Village Mandhiaya
Kalan, Rewari-123401 Haryana (Hereinafter referred to as Owner
which expression unless repugnant or opposed to the context
thereof includes their successors, representatives, nominees and
permitted assign etc.)

And

M/s Jal Ganga Castle Private Limited, a Private Limited Company
having CIN U70109DL2023PTC409232, duly incorporated under
the Companies Act, 2013, having its Corporate Office at 10th
Floor, Tower B, Vatika Towers, Golf Course Road, Sector-54,
Gurugram-122011, through Authorized Signatory Sh. Rahul
Sharma (Aadhar No. 8151 6116 1269) (who has been empowered
to execute this agreement vide Board Resolution dated 08.05.2024

Rakesh

Rahul Sharma
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1588

2024-2025

1



मालिक



करीबदार



गवाह

उपस्थित पंजीयन अधिकारी

मालिक :- RAKESH KUMAR

करीबदार :- SH. RAHUL SHARMA(OTHERJAI) GANGA CASTLE PVT LTD

गवाह 1 :- ANANTPAL NUMBERDAR

गवाह 2 :- PAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1588 आज दिनांक 12-06-2024 को गरीब नं 1 जिल्द नं 672 के पृष्ठ नं 118.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त गरीब संख्या 1 जिल्द नं 70 के पृष्ठ संख्या 44 से 47 पर बिधबाई गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के पंजीयनकारी और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भीरे सामने किये हैं।

दिनांक 12-06-2024

उपस्थित पंजीयन अधिकारी रिवाजी

(hereinafter called the developer which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.)

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

AND WHEREAS:

- i) Owner is lawful owner in possession of land comprising in Khewat No. 81 Khata No. 87 Rect. No. 28 Killa no. 22/2/3 (0-6), Rect. No. 32 Killa no. 1(7-19), 10(2-4), 13/1 (2-5), 2(8-0), 7/1/3(0-8), 8/1/3(2-14), 9(7-9) total kitta 8 measuring 31 kanal 05 marla by share 177/625 (8 kanal 17 marla) (1.10625 Acres) through mutation no. 831 and Sale Deed vasika no. 1579 Dt. 12.06.24 situated in revenue estate of village Madhiyan Kalan, Tehsil and District Rowari as per Jamabandi Year 2019-20

The aforementioned land is now part of sector-22 Rowari.

(Total land measuring 8 kanals 17 marla (1.10625 Acres) hereinafter referred to as the said land)

Rakesh

For Jai Ganga Cement Private Limited

For Jai Ganga

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have been created in respect of the Land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

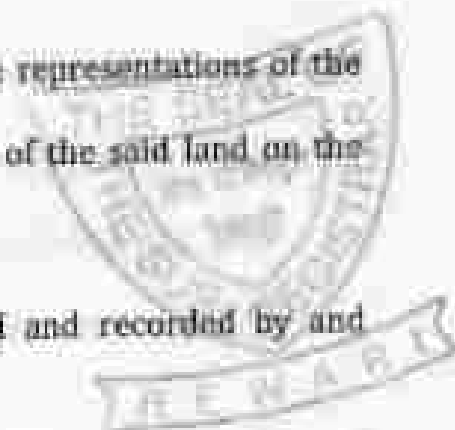
For Jd Group Capital Finance Limited

Signature
Authorized Signatory

Rakesh

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is *hereby* agreed, declared, covenanted and recorded by and between the parties as under:



1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 8 Kanals 17 Marlas situated in revenue estate of Mandhiyan Kalan, Tehsil and District Rewari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.
2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 40%: 60%. The owner would be entitled to 40% of the entire revenue generated from the sale of apartments, in proportion to their shares in the land utilized for the colony whereas the balance would be under the entitlement of the developer.

Rakesh

For the Group Housing Project Limited

Gabbar Singh
Authorized Signatory

3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 40% : 60%. The developer shall be legally entitled to the usage, utilization as well as ownership of 60% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.
5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

Amount paid to owner Rs. 64,00,000/- (Rupees Sixty Four Lakhs Only) vide Ch. No. 001034 Dated 24.05.2024 of ICICI Bank Limited as Interest Free Refundable/adjustable Security.

Rakesh

For Ash-Sangra Credit Private Limited

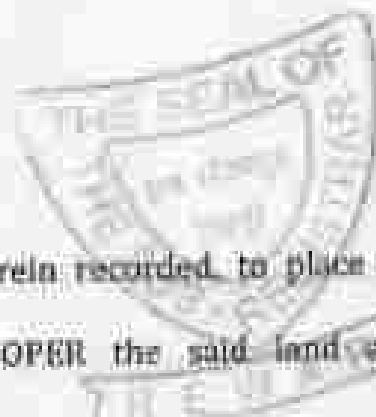
Rakesh
Authorized Signatory

The aforementioned amounts have been paid to the owners towards Interest free refundable/Adjustable security deposit and the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license for developing an affordable Housing Project upon the said land from the Town & Country planning Department Haryana.
7. The owner have executed and registered a Special power of attorney in favour of the developer/nominee of the developer authorising the developer to develop the said project and to allot and alienate the apartments to be built along with share in the said land in the proposed project in terms of the affordable Housing policy. The aforementioned power of attorney shall be deemed irrevocable.
8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance

Rakeesh

For Jai Shree Krishna Finance Limited
Jai Shree Krishna -
Authorized Signatory



with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owners to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and the owner shall not disturb or interfere in the possession of the developer till the purposes of the present agreement are fully achieved.

Rakesh

For Jai Gupta Constructions Private Limited

Rakesh
Authorized Signatory



9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.

10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences,

Rakesh

Rakesh Singh
Authorized Signatory

12/11/2020

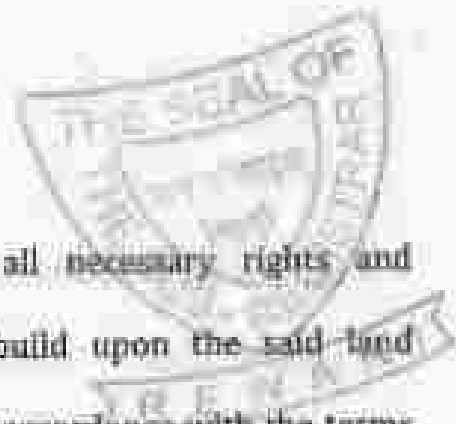
SEAL OF
MAYOR
OF
MUNICIPALITY

permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing 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 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 conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.

Rakesh

For the Corporation
Authorized Signatory



13. That this agreement shall devolves all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share, as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNERS as stated hereinafter and fulfillment of all other liabilities towards the owner.
14. That the Owners are aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.
15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be

Rakesh

For the Government of Karnataka

[Signature]
Authorized Signatory



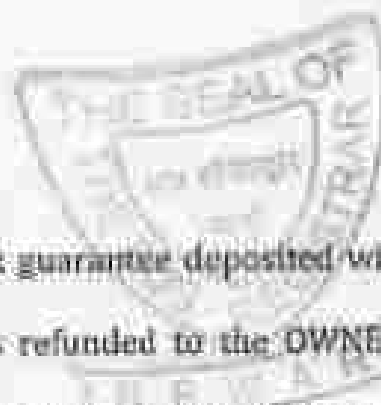
sufficient for obtaining the loan. However, if any other document written consent or appearance of the owners will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.

16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.
17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract, the OWNER shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.

Rakesh

For the Owner/Developer/Builder

Jahat Shetty
Authorized Signatory



18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.
19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.

Rakesh M

For M/S. George Ganga Projects Limited

Salim Sami

Authorized Signatory



20. That since considerable expenditure, efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.
21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.
22. That the Owner have further represented that there are no fees/ amounts/does/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable in respect of the said land as on the date of execution of the present agreement.

Rakesh

For 20 Years Credit Finance Limited
Authorized Signatory



23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not be used towards any expense relating to the project and shall be handed over/ given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (i.e 40% (Owner):60% (Developer)). That as per affordable housing policy the developer shall be exclusively entitled to allot/allenate 5% of total number of flats.

Rakeem

Rakeem
Authorised Signatory



25. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government Department/ agencies of the state.

26. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.

27. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely

Rakesh

Abul Kalam
Authorized Signatory



responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats, in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

28. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 40% Share of the owner shall be transferred by the developer in accounts designated by each constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the

Rakeem

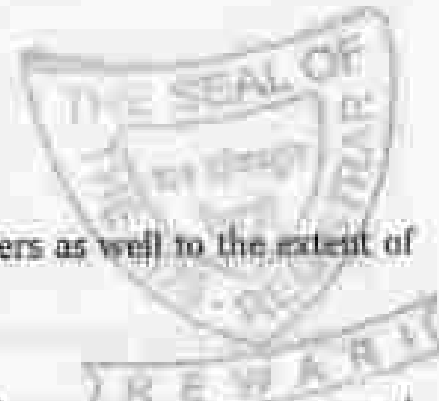
For the Developer
Signature
Authorized Signatory



Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owners as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated installments spread over a three year period. The said amounts shall also be distributed between the Developer and the owners in their respective shares, in the manner stated above. In case, any interest is charged due to default in payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owners shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such refundable amounts from the shares of the owners and to make payment to the allottee. Any and all refund to be made to the allottees

Rakesh

For and On Behalf of the Government of Karnataka
Subhash
Additional Secretary



shall remain the joint liability of the owners as well to the extent of their share.

29. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.
30. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy.
31. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned government Department. The cost of construction of such additional area shall also be shared by the owner to the developer.

For del Gurgaon Credit Private Limited

Arvind Sharma
Authorized Signatory

R. K. Sharma



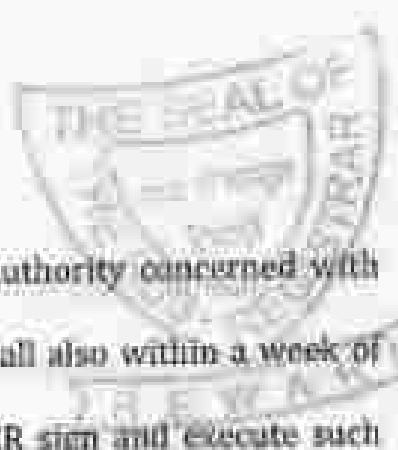
proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

32. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.

33. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning

Rakesh

For the Government of Karnataka
Subhash Chandra
Secretary



Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.

34. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.
35. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc.

Rakshin

For Ja Group Castle Private Limited

Saludh Singh
Authorized Signatory



The OWNER expressly agree to keep the DEVELOPER and the Intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the Intending buyers may sustain or incur by reason of any defect in title of the OWNER.

36. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.
37. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at

For the Developer: *[Signature]*
Rajesh Kumar

[Signature]
Rajesh Kumar

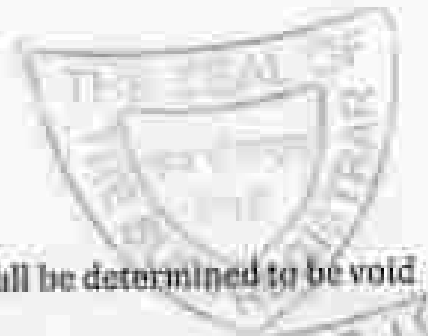
the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.

38. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

39. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.

Rajesh

For All Group Certificate/Deed/Document
Subodh
Executive Director



40. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.

41. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurgaon subordinate to it, alone shall have jurisdiction

For Jd Gupta Chartered Accountant

Jalul Khan

Authorized Signatory

Rakesh



In all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

42. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding, Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

43. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.

For M Ganga Costa Private Limited

[Signature]
Authorized Signatory

[Signature]

44. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above


OWNERS

For Jai Ganga Capital Private Limited

DEVELOPER

Witnesses:






Pavan Kumar



ATC

Indian-Non Judicial Stamp
Haryana Government

CHITRAN No: **50W0344200**
CHITRAN: **118847197**

Stamp Duty Paid: **₹ 1129**
Penalty: **₹ 0**

Enter 1 First Party Detail

Name: **A. Mahesh** **Male** **Residence** **1** **Landmark** **None** **Reason** **Marriage**
 City/Village: **Meerut** **District** **Meerut** **State** **Haryana**
 Mobile: **9811111111**

Enter 2 Second Party Detail

Name: **Jai Singh** **Male** **Residence** **1** **Landmark** **None** **Reason** **Marriage**
 City/Village: **Meerut** **District** **Meerut** **State** **Haryana**
 Mobile: **9811111111**

Reason: **Non-judicial stamp duty for registration**

Indian-Non Judicial Stamp
Haryana Government

CHITRAN No: **50W0344200**
CHITRAN: **118847197**

Stamp Duty Paid: **₹ 0**
Penalty: **₹ 0**

Enter 1 First Party Detail

Name: **A. Mahesh** **Male** **Residence** **1** **Landmark** **None** **Reason** **Marriage**
 City/Village: **Meerut** **District** **Meerut** **State** **Haryana**
 Mobile: **9811111111**

Enter 2 Second Party Detail

Name: **Jai Singh** **Male** **Residence** **1** **Landmark** **None** **Reason** **Marriage**
 City/Village: **Meerut** **District** **Meerut** **State** **Haryana**
 Mobile: **9811111111**

Reason: **Collaboration agreement**

RHYTHM SPACE TECH
Auth. Sign
Auth. Sign

Auth. Sign
Auth. Sign

प्रलेख नं: 1129

दिनांक: 23-05-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील रिवाही

गांव/ग्राम माण्डिया कला

घन संबंधी विवरण

रशि 8900000 रुपये

स्थान ह्यूटी की रशि 178000 रुपये

स्थान नं : 30W2024E201

स्थान की रशि 177430 रुपये

रजिस्ट्रेशन फीस की रशि 45000

रजिस्ट्रेशन 110901103

रशि का शुल्क 0 रुपये

रशि

रजिस्ट्रेशन स्थान: 30W2024E200 रजिस्ट्रेशन Gmno: 110977143 रजिस्ट्रेशन शुल्क: 600

Drawn By: V/A

Seal of Registrar

यह प्रलेख आज दिनांक 23-05-2024 दिन शुक्रवार अंश 6:05/08 PM बजे श्री श्रीमती सुमती

MAITHIRAMACHITTECHNICALS/REHMA/OTHER, निवास REHMA/OTHER, पंजीकृत हेतु प्रस्तुत किया गया।


अभिषेक प्रसाद
MAITHIRAM CHITTANATH



अभिषेक प्रसाद अधिकारी (रिवाही)

अभिषेक प्रसाद व श्री श्रीमती सुमती /AJANGA CASTLE PVT LTD 30W2024E201/REHMA/OTHER, रहित है।

यह प्रलेख के तहत की गयी है।

ने इसका जमा समझौता स्वीकार किया। (रशि) पारी की पहचान श्री श्रीमती सुमती/ANANTPAL NAMBERDAR निवा -

निवासी HANSAKA व श्री श्रीमती सुमती PAWAN KUMAR निवा REHMA/OTHER,

निवासी MANJOTA KALA ने की।

गाड़ी नं. को इस समझौते/अभिषेक के तहत में जोड़ते हैं तथा यह तारीख नं.2 की पहचान करता है।

अभिषेक प्रसाद अधिकारी (रिवाही)

दिनांक 23-05-2024

COLLABORATION AGREEMENT

Village:- Mundhialya Kalan

Area:- 12 Kanal 9 Maria (1.55625 Acres)

Total Value:- 89,00,000/-

Stamp :- 1,78,000/-

GRN NO:- 116951147

Registration Fees:- 116951169

This Collaboration agreement is executed at Rewari on this 23rd day May 2024.

Between

M/s Rhythm Space Tech (PAN ABFFR0931F) Having its registered office at 186B, Sector-4, Rewari through its authorised representative Sh. Mr. Hitesh Mishra (Aadhar No. 3464-5034-9610) (authorised to enter upon the present collaboration agreement with a Authority Letter issued by the Partners of the firm on dated 15.05.2024) [Hereinafter referred to as Owner

RHYTHM SPACETECH
Hitesh Mishra
Auth. Sign

For the State Capital Region
Hitesh Mishra
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1129

2024-2025

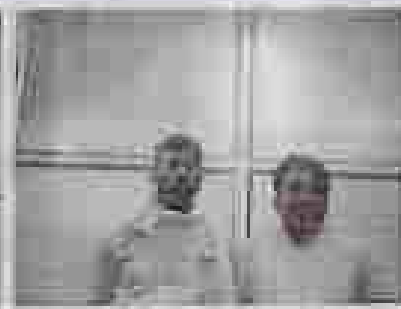
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पेशकशी



दस्तावेज



समाप्त



उपस्थित पंजीकृत अधिकारी

पेशकशी :- Mr. HITESH MISRA OTHER RHYTHM SPACE TECH

दस्तावेज :- Mr. RAHUL SHARMA OTHER GANGA CASTLE PVT LTD

समाप्त 1 :- ANANTPAL NAMBERDAR

समाप्त 2 :- PARYAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1129 आज दिनांक 23-05-2024 को यहाँ में 1 जिल्द में 872 के पृष्ठ में 3.5 पर किया गया तथा इसकी एक प्रति अभिलेखित करी संख्या 1 जिल्द में 50 के पृष्ठ संख्या 01 से 04 पर विधिवत जारी । यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और मातृ में अपने इस्तफा-निर्माण अनुदान गैर सामने किए हैं ।

दिनांक 23-05-2024

उपस्थित पंजीकृत अधिकारी द्वारा

which expression unless repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assign etc.)

And

M/s Jai Ganga Castle Private Limited, a Private Limited Company having CIN U70109DL2023PTC409232, duly incorporated under the Companies Act, 2013, having its Corporate Office at 10th Floor, Tower B, Vatika Towers, Golf Course Road, Sector-54, Gurugram-122011, through Authorized Signatory Sh. Rahul Sharma (Aadhar No. 8151 6116 1269) [who has been empowered to execute this agreement vide Board Resolution dated 08.05.2024 (hereinafter called the developer which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.)]

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

AND WHEREAS:

RHYTHM SPACE TECH
Auth Sign

Jai Ganga Castle Private Limited
Auth Signatory

- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kita 7 measuring 42 kanal 08 marla by share 249/848 (12 kanal 9 marla) (1.55625 Acres) through mutation no. 770 and 771 and 811 situated in revenue estate of village MadhiyaKalan, Tehsil and District Rewari.

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 12 kanals 9 marla (1.55625 Acres) hereinafter referred to as the said land)

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have

RHYTHM SPACE TECH
Auth. Sign.

For the Owner/Client/Project/Contractor
Auth. Sign.

been created in respect of the Land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is *hereby* agreed, declared, covenanted and recorded by and between the parties as under:

1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 12 Kanals 9 Marlas (1.55625 Acres) situated in revenue estate of Mandhilyan Kalan.

RHYTHM SPACE TECH
[Signature]
AUTH. Sign.

[Signature]
[Signature]

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Tehsil and District Rewari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.

2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 20%: 80%. The owner would be entitled to 20% of the entire revenue generated from the sale of apartments, in proportion to their shares in the land utilized for the colony whereas the balance would be under the entitlement of the developer.
3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 20% : 80%. The developer shall be legally entitled to the usage, utilization as well as ownership of 80% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the

RHYTHM SPACES TECH.
WALDI WILHELM
Asst. Sgn.

The Asst. Sgn. of the Developer
Sd/-
Sd/-

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government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.

5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

Amount paid to owner Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Ch. No. 001028 Dated 23.05.2024 of ICICI Bank Limited as Interest Free Refundable/adjustable Security.

The aforementioned amounts have been paid to the owners towards Interest free refundable/Adjustable security deposit and the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license for developing an affordable Housing Project upon the said land from the Town & Country planning Department Haryana.

FOR THE SPACE TECH
Auth. Sign

For All George Capital Private Limited
Authorized Signatory

1880. The following is a list of the names of the persons who have been elected to the office of Secretary of the Board of Education for the year 1880-1881. The names are arranged in alphabetical order.

Secretary, January 1st to December 31st, 1880. The names of the persons who have been elected to the office of Secretary of the Board of Education for the year 1880-1881 are as follows:



The names of the persons who have been elected to the office of Secretary of the Board of Education for the year 1880-1881 are as follows: [illegible names]. The names are arranged in alphabetical order.

Secretary, January 1st to December 31st, 1880.

1880-1881

7. The owner have executed and registered a Special power of attorney in favour of the developer/nominee of the developer authorising the developer to develop the said project and to allot and alienate the apartments to be built along with share in the said land in the proposed project in terms of the affordable Housing policy. The aforementioned power of attorney shall be deemed irrevocable.
8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned

RHYTHM SPACE TECH

[Signature]

AUTH. SIGN.

For and on behalf of the Owner

[Signature]

AUTH. SIGN.

authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owners to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and the owner shall not disturb or interfere in the possession of the developer till the purposes of the present agreement are fully achieved.

9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in

RHYTHM SPACETECH
Auth. Sign.

Auth. Sign.

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the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.

10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences, permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.
11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.

RHYTHM SPACE TECH

Auth. Sign.

THE GREEN CORP. PRIVATE LIMITED

Auth. Sign.

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12. That thereafter, the cost of construction of the said Affordable Housing 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 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 conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.
13. That this agreement shall devolve all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share, as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNERS as stated hereinafter and fulfillment of all other liabilities towards the owner.

RECTOR
Auth. Sign
Auth. Sign

For the Developer, (Name of the Developer)

Auth. Sign
Auth. Sign

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14. That the Owners are aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.
15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be sufficient for obtaining the loan. However if any other document, written consent or appearance of the owners will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.
16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to

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For all Group Cells - Power of Attorney

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execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.

17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract, the OWNER shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.
18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.

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19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.
20. That since considerable expenditure efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.

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21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.
22. That the Owner have further represented that there are no fees/ amounts/dues/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable in respect of the said land as on the date of execution of the present agreement.
23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not

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be used towards any expense relating to the project and shall be handed over/ given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (Le 20% {Owner}:80% {Developer}). That as per affordable housing policy the developer shall be exclusively entitled to allot/alienate 5% of total number of flats.

22. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government Department/ agencies of the state.

23. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER

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shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.

24. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats, in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

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For as Trustee/Co-trustee/Agent
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25. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 20% Share of the owner shall be transferred by the developer in accounts designated by each constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owners as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated installments spread over a three year period. The said amounts shall also be distributed between the Developer and the owners in their respective shares, in the manner stated above. In case, any interest is charged due to default in

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For Jt. Group Capt. Pawan Kumar
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payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owners shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such refundable amounts from the shares of the owners and to make payment to the allottee. Any and all refund to be made to the allottees shall remain the joint liability of the owners as well to the extent of their share.

26. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.
27. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy.

RHYTHM SPACE TECH
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28. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned government Department. The cost of construction of such additional area shall also be shared by the owner to the developer proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

ANHYTHA SURFACE TECH
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For the Owner/Developer/Builder/Contractor
Auth. Sign

29. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.
30. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.
31. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.

RHYTHM SPACE TECH

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For Developer/Client/Proprietor

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32. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or Intending buyers of whole or part of the built / unbuilt areas, car parking etc. The OWNER expressly agree to keep the DEVELOPER and the Intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the Intending buyers may sustain or incur by reason of any defect in title of the OWNER.

33. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and


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construction of the said complex and/or booking and sale of apartments the project building.

34. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(ies) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.
35. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking.

RAJESH SINGH
Auth Sign

For and on behalf of the Developer
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etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

36. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.
37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.
38. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to

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as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurgaon subordinate to it alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

39. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding, Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and

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enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

40. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.
41. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

OWNERS

DEVELOPER

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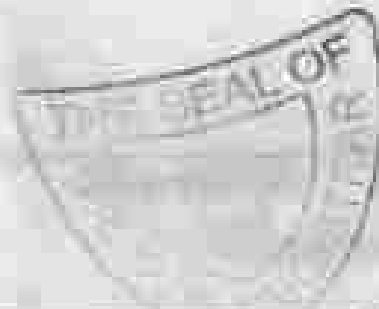
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Indian Non-Judicial Stamp		Haryana Government	
Certificate No.	30WY33178	Stamp Duty Paid	₹ 22800
GRN No.	116951109	Locality	F-2
Seller / First Party Detail			
Name	Rhythm Space Tech	Landmark	1130
H.No./Plot	1808	Area	33/05/24
City/Village	Rewari	State	Haryana
Pincode	125001		
Buyer / Second Party Detail			
Name	Jai Ganga Capital Private Limited	Landmark	
H.No./Plot	1808	Area	
City/Village	Rewari	State	Haryana
Pincode	125001		
Purpose: Notarized stamp paper for collaboration agreement			

COLLABORATION AGREEMENT

Village:- Mandhaiya Katan

Area:- 16 Kanal 0 Marla (2.00 Acres)

Total Value:- 1,14,00,000/-

Stamp:- 2,28,000/-

GRN NO:- S0E202486

Registration Fees:- 116951109

RHYTHM SPACE TECH

[Signature]
Auth. Sign

For Jai Ganga Capital Private Limited

[Signature]

Auth. Sign

परीच न:1130

दिनांक:23-05-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील विवाही

गांव/हादर नंदिना कला

घन संबंधी विवरण

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ECN/00001140001100

पेस्टिंग शुल्क 0 रुपये

Drawn By: VA

Sanjay Chaudhary

यह परीच आज दिनांक 23-05-2024 दिन बुधवार समय 5:13:00 PM बजे सीसीडी के द्वारा

RHYTHM SPACE TECHNI HITESH MEHAROTIA, निम्न द्वारा दस्तावेजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीयन अधिकारी (विवाही)

संलग्न प्रमाणपत्र
RHYTHM SPACE TECH

उपरोक्त पंजीयन 2 सीसीडी के द्वारा JAI GANGLA CASTLE PVT LTD 001 TAMIL NADU MEHAROTIA द्वारा है।

शेड्यूल पंजीयन के तहत की गयी है।

नं: बुधवार तथा समझौता जमागत किया जाते पॉलि की पंजीयन सीसीडी के द्वारा ANANTHA KAMARUDIN निम्न -

विवाही HANGALA व सीसीडी के द्वारा PAWAN KUMAR निम्न सुहेसिनी

विवाही MANDITA KALA नं: बी।

पॉलि नं: 1 को इस संस्थापक अधिकार के रूप में जानते है तथा यह पॉलि नं: 2 की पंजीयन करता है।

उपस्थित पंजीयन अधिकारी (विवाही)

दिनांक 23-05-2024

This Collaboration agreement is executed at Rewari on this
23rd day May 2024.

Between

M/s Rhythm Space Tech (PAN ABFFR0931F) Having its
registered office at 186B, Sector-4, Rewari through its authorised
representative Sh Mr. Hitesh Mishra [Aadhar No. 3464 5034
9610] (authorised to enter upon the present collaboration
agreement with a Authority Letter issued by the Partners of the
firm on dated 15.05.2024) (Hereinafter referred to as Owner
which expression unless repugnant or opposed to the context
thereof includes their successors, representatives, nominees and
permitted assign etc.)

And

M/s Jai Ganga Castle Private Limited, a Private Limited Company
having CIN U70109DL2023PTC409232, duly incorporated under
the Companies Act, 2013, having its Corporate Office at 10th
Floor, Tower B, Vatika Towers, Golf Course Road, Sector-54,

RHYTHM SPACETECH


Auth. Sign.

For Jai Ganga Castle Private Limited


Authorized Signatory

Reg. No.

Reg. Year

Book No.

1130

2024-2025

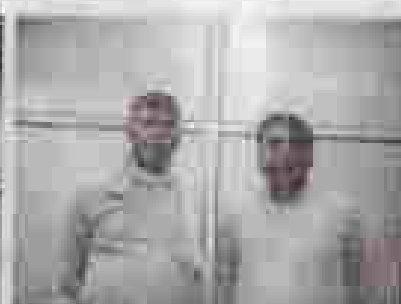
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लेखक



दोषकर्ता



संशोधक



उपस्थित पंजीकृत अधिकारी

लेखक :- Mr. Hitesh Mishra Other Rhythm Space Tech

दोषकर्ता :- Mr. Rahul Sharma Other Ganga Castle Pvt. Ltd.

संशोधक :- Anantpal Nambardar

संशोधक :- Pawan Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1130 आज दिनांक 23-05-2024 को शीट नं 1 जिल्द नं 672 के पृष्ठ नं 3.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त भी संख्या 1 जिल्द नं 50 के पृष्ठ संख्या 65 से 68 पर विस्तार से जारी है। यह भी प्रमाणित किया जाता है कि इस प्रस्ताव के अनुसंधान और गवर्नर ने अपने अनुसंधान निष्कर्ष अंगुली में सम्मिलित किए हैं।

दिनांक 23-05-2024

उपस्थित पंजीकृत अधिकारी द्वारा

Gurugram-122011, through Authorized Signatory Sh. Rahul Sharma (Aadhar No. 8151 6116 1269) (who has been empowered to execute this agreement vide Board Resolution dated 08.05.2024 (hereinafter called the developer which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.,)

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

AND WHEREAS:-

- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kitta 7 measuring 42 kanal 08 marla by share 320/848 (16 kanal 0 marla) (2.00 Acres) through mutation no. 811 and 820 situated in revenue estate of village MadhiyaKalan, Tehsil and District Rewari.

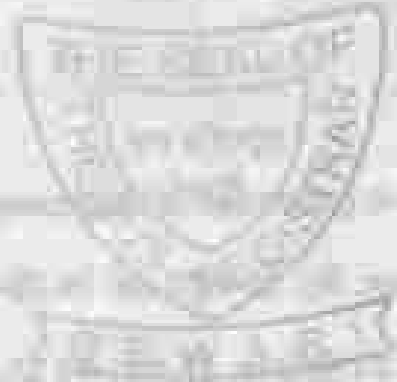
The aforementioned land is now part of sector-22 Rewari.

RHYTHM SPAC TECH
Rahul Sharma
Auth. Sign.

For 2nd Party Only Please Use
Rahul Sharma
Authorized Sign

The first of these is the fact that the
 Government has not yet decided whether
 it will accept the proposal to set up a
 new body to oversee the work of the
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The seventh of these is the fact that the
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 various departments.

(Total land measuring 16 kanals 0 marla (2.00 Acres) hereinafter referred to as the said land)

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have been created in respect of the Land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be

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For All Group Housing Project Under
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generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is hereby agreed, declared, covenanted and recorded by and between the parties as under:

1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 16 Kanals 0 Marlas (2.00 Acres) situated in revenue estate of Mandhiyan Kalan, Tehsil and District Rewari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.
2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 40%: 60%. The owner would be entitled to 40% of the entire revenue

FOR THE SPACE TECH

Auth. Sign.

For Jai Group Datta Private Limited

Authorized Signatory

generated from the sale of apartments, in proportion to their shares in the land utilized for the colony whereas the balance would be under the entitlement of the developer.

3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 40% : 60%. The developer shall be legally entitled to the usage, utilization as well as ownership of 60% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.
5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

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For All Group Courts Phase Limited

Authorized Signatory

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Amount paid to owner Rs. 50,00,000/- (Rupees Twenty Lakhs Only)
vide Ch. No. 001029 Dated 23.05.2024 of ICICI Bank Limited as
Interest Free Refundable/adjustable Security.

The aforementioned amounts have been paid to the owners
towards Interest free refundable/Adjustable security deposit and
the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license
for developing an affordable Housing Project upon the said land
from the Town & Country planning Department Haryana.
7. The owner have executed and registered a Special power of
attorney in favour of the developer/nominee of the developer
authorising the developer to develop the said project and to allot
and alienate the apartments to be built along with share in the said
land in the proposed project in terms of the affordable Housing
policy. The aforementioned power of attorney shall be deemed
irrevocable.

PRITHVI SPACE TECH

Auth. Sign.

PRITHVI SPACE TECH

Auth. Sign.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
540 EAST 58TH STREET
CHICAGO, ILLINOIS 60637

TO: THE DIRECTOR, NATIONAL BUREAU OF STANDARDS
432 RIVERSIDE DRIVE
WASHINGTON, D.C. 20535

FROM: DR. J. H. GOLDSTEIN, CHAIRMAN
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

RE: INVESTIGATION OF THE
USE OF CERTAIN CHEMICALS
IN THE PRODUCTION OF
CIGARETTES
AND
TOBACCO
PRODUCTS
FOR THE PURPOSE OF
IDENTIFYING THE
SOURCE OF CERTAIN
CIGARETTES
AND
TOBACCO
PRODUCTS
FOR THE PURPOSE OF
IDENTIFYING THE
SOURCE OF CERTAIN
CIGARETTES
AND
TOBACCO
PRODUCTS

Very truly yours,
J. H. Goldstein
Chairman

Very truly yours,
J. H. Goldstein
Chairman

8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owners to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and

RHYTHM SPACE TECH

RUTH SGA

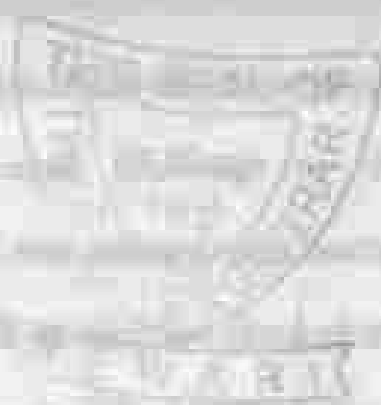
For the Owner (Ruth Space Tech)

RUTH SGA

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The following is a list of the names of the persons who have been elected to the office of the President of the United States since the year 1789. The names are given in the order in which they were elected, and the year of their election is given in parentheses. The names are given in the order in which they were elected, and the year of their election is given in parentheses.

George Washington (1789)
John Adams (1797)
Thomas Jefferson (1801)
James Madison (1809)
James Monroe (1817)
John Quincy Adams (1825)
Andrew Jackson (1829)
Martin Van Buren (1837)
William Henry Harrison (1841)
John Tyler (1845)
Franklin Pierce (1853)
Abraham Lincoln (1861)
Andrew Johnson (1865)
Ulysses S. Grant (1869)
Rutherford B. Hayes (1877)
James A. Garfield (1881)
Chester A. Arthur (1881)
Grover Cleveland (1885)
Benjamin Harrison (1889)
William McKinley (1897)
Theodore Roosevelt (1901)
William Howard Taft (1909)
Woodrow Wilson (1913)
Warren G. Harding (1921)
Calvin Coolidge (1925)
Herbert Hoover (1929)
Franklin D. Roosevelt (1933)
Dwight D. Eisenhower (1953)
John F. Kennedy (1961)
Lyndon B. Johnson (1963)
Richard M. Nixon (1969)
Jimmy Carter (1977)
Ronald Reagan (1981)
George H. W. Bush (1989)
Bill Clinton (1993)
George W. Bush (2001)
Barack Obama (2009)
Donald Trump (2017)



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the owner shall not disturb or interfere in the possession of the developer till the purposes of the present agreement are fully achieved.

9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.
10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project

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AUG 2021

For Jt. Group Exec. Power of Attor.

Authorized Signatory

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and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences, permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing 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 development of the project, obtaining occupation/completion certificate, payment of compounding fee or any other fee, charge,

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For 24 Ganga Ganga Private Limited
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Authorized Signatory

cess or tax related to the project and complying with conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.

13. That this agreement shall devolves all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share, as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNERS as stated hereinafter and fulfillment of all other liabilities towards the owner.
14. That the Owners are aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.

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Aash Singh

For Jai Ganga Ganga Welfare Limited

Ashish Singh

15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be sufficient for obtaining the loan. However if any other document, written consent or appearance of the owners will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.
16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.
17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract, the OWNER

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Auth. Sign.

For Anil Singh & Co. Private Limited

Authorized Signatory

shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.

18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.
19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall

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For Jai Shree Lalji Construction Private Limited


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be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.

20. That since considerable expenditure, efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.
21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.
22. That the Owner have further represented that there are no fees/ amounts/dues/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable

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[Signature]

Auth. Sign.

Prakash Kumar Datta Project Owner

[Signature]

Authorized Signatory

Journal of Management Inquiry 20(4) 409-424

in respect of the said land as on the date of execution of the present agreement.

23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not be used towards any expense relating to the project and shall be handed over/ given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (i.e 40% (Owner)-60% (Developer)). That as per affordable housing

PSYTHIA SPINTECH


Anil Singh

For and on behalf of PPSH Limited


Anil Singh

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO

FROM THE FACULTY OF THE UNIVERSITY OF CHICAGO

RESOLUTION OF THE FACULTY OF THE UNIVERSITY OF CHICAGO

ADOPTED BY THE FACULTY OF THE UNIVERSITY OF CHICAGO

AT A MEETING OF THE FACULTY OF THE UNIVERSITY OF CHICAGO

Held at the University of Chicago, Chicago, Ill., on the 10th day of

January, 1950.

WHEREAS, the Faculty of the University of Chicago has

the honor to receive the following resolution:

Resolved, That the Faculty of the University of Chicago



do hereby certify that the above resolution was adopted by the

Faculty of the University of Chicago on the 10th day of

January, 1950.

Witness my hand and the seal of the University of Chicago

this 10th day of January, 1950.

THE PRESIDENT
OF THE UNIVERSITY OF CHICAGO

THE VICE PRESIDENT
OF THE UNIVERSITY OF CHICAGO

policy the developer shall be exclusively entitled to allot/allenate 5% of total number of flats.

22. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government Department/ agencies of the state.
23. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.
24. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall

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Auth. Bajaj

For and on behalf of the Owner

Authorized Signatory

THE UNIVERSITY OF CHICAGO

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TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE LIBRARY OF THE UNIVERSITY OF CHICAGO
THE LIBRARY OF THE UNIVERSITY OF CHICAGO
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be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

25. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 40% Share of the owner shall be transferred by the developer in accounts designated by each

RHYTHM SPACE TECH

Auth. Sign.

For the Gurgaon Capital Trusts Limited


Authorized Signatory

constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owners as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated instalments spread over a three year period. The said amounts shall also be distributed between the Developer and the owners in their respective shares, in the manner stated above. In case, any interest is charged due to default in payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owners shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such

RHYTHM SPACE TECH
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THE JAL GROUP CHAIRMAN LIMITED
[Signature]
CHIEF EXECUTIVE OFFICER

refundable amounts from the shares of the owners and to make payment to the allottee. Any and all refund to be made to the allottees shall remain the joint liability of the owners as well to the extent of their share.

26. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.
27. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy.
28. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned

RHYTHM SPACE TECH
Arjun Kishore
Auth. Sign.

THE 280 GROUP ESTATE PRIVATE LIMITED
Arjun Kishore
Authorized Signatory

government Department. The cost of construction of such additional area shall also be shared by the owner to the developer proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

29. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.

ANIRUPAM SPACE TECH
[Signature]
Aash Singh

For and on behalf of the Developer
[Signature]
Authorized Signatory

30. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.
31. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.
32. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming

RHYTHM SPACE TECH

Auth. Sign.

For J.S. Gupta Construction Limited

Authorised Signatory

title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc. on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc. The OWNER expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNER.

33. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.

34. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and

RHYTHM SPACE TECH

[Signature]
Auth. Sign.

For the Single Owner/ Tenant/ Lessee

[Signature]
Authorized Signatory

service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies; and to have temporary site office in any part of the said land.

35. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

RHYTHM SPACE TECH
[Signature]
Auth. Sign.

For Jd Group/Owner/Project/Client
[Signature]
Authorized Signatory

36. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.
37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.
38. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as

RHYTHM SPACE TECH
Auth. Sign.

For As-Built Certificate Issued

Auth. Sign.

final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurgaon subordinate to it, alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

39. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding, Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

FOR THE SPACE TECH
[Signature]
Auth. Sign

For the Space Tech Private Limited
[Signature]
Authorized Signatory

THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.
JAN 10 1900



TO THE HONORABLE THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.
SIR:
I have the honor to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,
J. M. [Signature]

RECEIVED
JAN 10 1900
U. S. DEPT. OF THE TREASURY

RECEIVED
JAN 10 1900
U. S. DEPT. OF THE TREASURY

40. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.

41. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

RHYTHM SPACE TECH
Auth. Sign

OWNERS

For Jai Ganga Estate Private Limited
Auth. Sign
DEVELOPER
Authorized Signatory

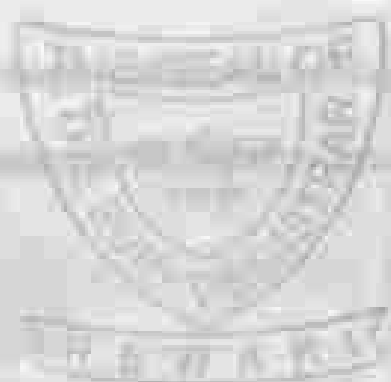
Witnesses:

37/05/24

Witnesses
(Signature)

23/05/24

Pawan Kumar
Pawan Kumar 37/05/24 Suresh Singh
Ravi Moudhye Kalam



Indian-Non Judicial Stamp Haryana Government		Date: 11/06/2024	
Certificate No.	50K2004F:157	Stamp Duty Paid: ₹ 319200	
GRN No.	0117610001	Penalty: ₹ 0	
 			
Seller / First Party Detail			
Name:	Rhythm Space Tech Private	1587	
H.No./Floor:	1000	Sector/Ward:	4
City/Village:	Rewari	District:	Rewari
Phone:	90****10	Landmark:	Rewari
		State:	Haryana
Buyer / Second Party Detail			
Name:	Jai ganga Cement private Limited		
H.No./Floor:	N/A	Sector/Ward:	14
City/Village:	Gurgaon	District:	Gurgaon
Phone:	70****10	Landmark:	Vallabhai
		State:	Gurgaon
Purpose: non judicial stamp paper for collaboration agreement			

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

COLLABORATION AGREEMENT

Village:- Mandhaiya, Kalan

Area:- 22 Kanal 8 Marla (2.8 Acres)

Total Value:- 1,59,60,000/-

Stamp :- ₹ 3,19,200/-

GRN NO.: 0117610001

Registration Fees: 0117610446 amount 50003/-

RHYTHM SPACE TECH
Auth. Sign.

For Jai Ganga Cement Private Limited
Auth. Sign.

प्रलेख नं.1587

दिनांक:12-06-2024

वीज संबंधी विवरण

वीज का नाम: COLLABORATION
AGREEMENT

तहसील/सब-तहसील रिवाड़ी

गांव/बाड़ा मांडिया कलां

घन संबंधी विवरण

राशि 15960000 रुपये

स्लॉप इस्टीमी की राशि 318200 रुपये

स्लॉप नं : 300100048117

स्लॉप की राशि 318200 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:117610446

एस्टिमेट शुल्क 0 रुपये

Drawn By: VA

Service Charge:0

यह प्रलेख आज दिनांक 12-06-2024 दिनांक बुधवार समय 4:03:00 PM बजे बीबीनली नुमाही
RHYTHM SPACE TECH REWARIDim.HITESH MISHRAOTHER निवास REWARI द्वारा परीक्षण हेतु प्रस्तुत किया
गया।


हस्ताक्षर प्रस्तुतकर्ता
RHYTHM SPACE TECH REWARI


उपस्थित परीक्षण अधिकारी (नियती)

उपस्थित परीक्षक व बीबीनली नुमाही JAI GANGA CASTLE PVT LTD Dim.BAHUL SHARMAOTHER रहित है।

प्राप्त प्रतीक के तथ्यों को ध्यान रखते

ने सुझाव तथा समझाव स्वीकार किया। (ध्यान रखते की पहचान बीबीनली नुमाहीSURENDRA NAMBASTAR मिल -

निवासी BHAIIPUK व बीबीनली नुमाही PAYAN KUMAR पति JUDE SINGH

निवासी MANDIYA KALA ने की।

राश्री नं.1 को इस सम्बन्धित अधिकार के रूप में उपलब्ध है तथा वह राश्री नं.2 की पहचान करता है।


उपस्थित परीक्षण अधिकारी (नियती)

This Collaboration agreement is executed at Rewari on this 12th day June 2024.

Between

1. M/s Rhythm Space Tech [PAN ABFFR0931F] Having its registered office at 1B68, Sector-4, Rewari through its authorised representative Sh. Mr. Hitesh Mishra (Aadhar No. 3464 5034 9610) (authorised to enter upon the present collaboration agreement with a Authority Letter issued by the Partners of the firm on dated 15.05.2024) (Hereinafter referred to as Owner which expression unless repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assign etc.)

And

M/s Jal Ganga Castle Private Limited, a Private Limited Company having CIN U70109DL2023PTC409232, duly incorporated under the Companies Act, 2013, having its Corporate Office at 10th Floor, Tower B, Vatika Towers, Golf Course Road, Sector-54, Gurugram-122011, through Authorized Signatory Sh. Rahul

RHYTHM SPACE TECH
Hitesh Mishra
Auth. Sign.

Jal Ganga Castle Private Limited
Rahul Sharma
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1587

2024-2025

1



दाता



प्राप्तकर्ता



साक्षी

उप/सचिव पंजीयन अधिकारी

दाता :- Mr. Jitesh Mishra OTHER RHYTHM SPACE TECH
REWAR

प्राप्तकर्ता :- Mr. Rahul Sharma OTHER JAI GANGA CASTLE PVT.
LTD

साक्षी 1 :- SURENDER NAMBERDAR

साक्षी 2 :- PAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1587 आज दिनांक 12-06-2024 को बही नं 1 जिल्द नं 672 के पृष्ठ नं 118 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 70 के पृष्ठ संख्या 40 नं 43 पर विपक्षित गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और साक्षी ने अपने इस्तेमालनिष्ठान अंगुठा मेरे सामने किये है।

दिनांक 12-06-2024

उप/सचिव पंजीयन अधिकारी सिवली

Sharma (Aadhar No. 8151 6116 1269) [who has been empowered to execute this agreement vide Board Resolution dated 08.05.2024 (hereinafter called the developer which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.)

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".

AND WHEREAS:

- 1) Owner is lawful owner in possession of land comprising in Khewat No. 81 Khata No. 87 Rect. No. 28 Killa no. 22/2/3 (0-6). Rect. No. 32 Killa no. 1(7-19), 10(2-4), 13/1 (2-5), 2(8-0), 7/1/3(0-8), 8/1/3(2-14), 9(7-9) total kita 8 measuring 31 kanal 05 marla by share 448/625 (22 kanal 8 marla) (2.8 Acres) through mutation no. 831 situated in revenue estate of village Madhiyan Kalan, Tehsil and District Rewari as per Jamabandi Year 2019-20

The aforementioned land is now part of sector-22 Rewari.

RITVIJY ENGINEERING & TECH
Mohinder
Authn. Sign.

For the Developer
Sharma
Authn. Sign.

(Total land measuring 22 kanals 8 marla (2.8 Acres) hereinafter referred to as the said land)

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have been created in respect of the Land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

FOR THE SPACE TECH
Auth Sign

For Jai Group Capital Private Limited
Auth Sign

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is hereby agreed, declared, covenanted and recorded by and between the parties as under:

1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 22 Kanals 8 Marlas situated in revenue estate of Mandhiyan Kalan, Tehsil and District Rawari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.
2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 20%: 80%. The owner would be entitled to 20% of the entire revenue generated from the sale of apartments, in proportion to their shares in the land utilized for the colony whereas the balance would be under the entitlement of the developer.

JUSTICE SPACE TECH
Kashmir
AUTH. SIGN.

For All Group Housing Project
Jointly
Authorized Signatory

3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 20% : 80%. The developer shall be legally entitled to the usage, utilization as well as ownership of 80% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.
5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

Amount paid to owner Rs. 30,00,000/- (Rupees Thirty Lakhs Only)
vide Ch. No. 001033 Dated 24.05.2024 of ICICI Bank Limited as
Interest Free Refundable/adjustable Security.

RHYTHM SPACE TECH

Auth. Sign.

PG Aa Corp. Co's Private Limited

Authorized Signatory

The aforementioned amounts have been paid to the owner towards interest free refundable/Adjustable security deposit and the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license for developing an affordable Housing Project upon the said land from the Town & Country planning Department Haryana.
7. The owner have executed and registered a Special power of attorney in favour of the developer/nominee of the developer authorising the developer to develop the said project and to allot and alienate the apartments to be built along with share in the said land in the proposed project in terms of the affordable Housing policy. The aforementioned power of attorney shall be deemed irrevocable.
8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance

RHYTHM SPACE TECH

[Signature]

Auth. Sign

For All Things Capital Project Limited

[Signature]

Authorized Signatory

with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owner to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and the owner shall not disturb or interfere in the possession of the developer till the purposes of the present agreement are fully achieved.

RHYTHM SPACE TECH

Abhishek Kumar
Amit Soni

THE SOUTHERN CAPITAL GROUP LIMITED

Abhishek Kumar

Abhishek Kumar

9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana and/or any other competent authority as may be prescribed /applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.

10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences,

RHYTHM SPACE TECH

[Signature]

Auth. Sign.

For the Group Coord. Person/Officer

[Signature]

Authorized Signatory

permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing 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 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 conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.

RHYTHM SPACE TECH

Salil Mohan
Auth. Sign.

The Joint Joint Clerk Project Limited

Salil Kumar

Auth. Sign.

13. That this agreement shall devolves all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNER as stated hereinafter and fulfillment of all other liabilities towards the owner.
14. That the Owner is aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.
15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be

RHYTHM SPACE TECH

Author
Auth. Sign.

For All Other Documents Signed

Author
Authorized Signatory

sufficient for obtaining the loan. However if any other document, written consent or appearance of the owner will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.

16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.
17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract, the OWNER shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.

ROTHM SPAGE TECH

Salim Shams
Auth. Sign

For At Group Only Please Stamp

Salim Shams
Authorized Signatory

18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.

19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.

RHYTHMSPACE TECH


Auth. Sign.

For and behalf of the Project Owner


Project Owner

20. That since considerable expenditure, efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.

21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.

22. That the Owner have further represented that there are no fees/ amounts/dues/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable in respect of the said land as on the date of execution of the present agreement.

RHYTHM SPACE TECH

Vishal Kumar
Auth. Sign

For the Owner / or his Nominee / or his Successor
[Signature]
Auth. Sign

23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not be used towards any expense relating to the project and shall be handed over / given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (Le 20% (Owner):80% (Developer)). That as per affordable housing policy the developer shall be exclusively entitled to allot/alienate 5% of total number of flats.

RHYTHM DEV'TECH
Subil Suba
Asst. Engr.

For the Developer
Subil Suba

25. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government Department/ agencies of the state.

26. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.

27. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely

RAYTECH INFOTECH
Rakesh Kumar
AUTH. SIGN

FOR JUDGE'S COURT HOUSE COURT
Rakesh Kumar

responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats, in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

28. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 20% Share of the owner shall be transferred by the developer in accounts designated by each constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the

RHYTHM SPACETECH
Kuldeep Singh
Auth. Sign.

For Allottee/Owner/Member
Jahid Khan
Authorized Signatory

Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owner as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated installments spread over a three year period. The said amounts shall also be distributed between the Developer and the owner in their respective shares, in the manner stated above. In case, any interest is charged due to default in payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owner shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such refundable amounts from the shares of the owner and to make payment to the allottee. Any and all refund to be made to the allottees

RECEIVED BY OFFICE TECH.
Subal Kumar
Date: 20/11/2024

For the Owner (Date: 20/11/2024)
Subal Kumar
RECEIVED BY OWNER

shall remain the joint liability of the owner as well to the extent of their share.

29. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.

30. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy

31. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned government Department. The cost of construction of such additional area shall also be shared by the owner to the developer

RHYTHM SPACE TECH

Rishi Arora
Auth. Sign.

For Jai Group Capital Private Limited

Jai Singh
Authorized Signatory

proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

32. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.
33. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning

RHYTHM SPACE TECH
John Subur
Auth. Sign

For the Owner
John Subur
Authorized Signatory

Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.

34. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.
35. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending buyers of whole or part of the built / unbuilt areas, car parking etc.

RHYTHM SPACE TECH
Kuldeep Singh
Auth. Sign

For As. Secy. Govt. Haryana
Kuldeep Singh
As. Secy. Govt.

The OWNER expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNER.

36. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.

37. That on execution of this agreement, the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put up its sign boards at

RHYTHM SPACE TECH

Salahuddin
Auth. Sign

For Jai Group Castle Project Limited

Jai Group
Auth. Sign

the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.

38. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

39. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.

RHYTHM SPACE TECH

Salah Ahmed

Auth. Sign.

For and On Behalf of the Developer

Salah Ahmed

Auth. Sign.

40. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.

41. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh and courts in Gurgaon subordinate to it, alone shall have jurisdiction

RHYTHM SPACE TECH

Wahid Sankar

Auth. Sign.

For JAG Global Credit Finance Limited

Labul Chaur

Authorized Signatory

in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

42. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

43. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.

RHYTHM SOUND TECH
[Signature]
Auth. Sign.

THE JUDGE GROUP PRIVATE LIMITED
[Signature]
Authorized Signatory

44. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above.

OWNER

DEVELOPER

RATHNAPUR SPACE TECH



Auth. Sign.

Per Mr. Ratan Kumar, Ratan Kumar



Authorized Signatory

Witness


Ratan Kumar

Authorized Signatory

Per - Ratan Kumar (RKA)

MR - 872818171

Ratan Kumar

**Indian-Non Judicial Stamp
Haryana Government**

Date: 27/05/2024

Certificate No: 5527262464
GRN No: 0116981299

Stamp Duty Paid: ₹ 20000/-
Penalty: ₹ 0/-

Seller / First Party Detail

Name: Sajan Singh
House No: No
City/Village: Newari
District: Sonapat
State: Haryana
Pincode: 131001

Buyer / Second Party Detail

Name: Jal ganga Cesta private limited
House No: No
City/Village: Narnaul
District: Sonapat
State: Haryana
Pincode: 131001

Purpose: non judicial stamp paper for collaboration agreement

1343
03/06/24

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

COLLABORATION AGREEMENT

Village:- Mandhuniya Kalan

Area:- 13 Kanal 19 Marla (1.74375 Acres)

Total Value:- 1,00,00,000/-

Stamp :-2,00,000/-

GRN NO:0116981299

Registration Fee: 0116981369 Amount Rs.50000/-

Sajan Singh

Jal ganga Cesta private limited

Signature
Authorized Signatory

This Collaboration agreement is executed at Rewari on this
03rd day ^{June} ~~May~~ 2024.

Between

1. Sh. Sajjan Singh (Aadhar No 9149 3750 9058) (PAN GDUP55635C)
S/o Sh. Sher Singh Resident of Village Mandhlaya Kalan, Rewari-
123401 Haryana. (Hereinafter referred to as Owner which
expression unless repugnant or opposed to the context thereof
includes their successors, representatives, nominees and
permitted assign etc.)

And

M/s Jai Ganga Castle Private Limited, a Private Limited Company
having CIN U70109DL2023PTC409232, duly incorporated under
the Companies Act, 2013, having its Corporate Office at 10th
Floor, Tower B, Vatika Towers, Golf Course Road, Sector-S4,
Gurgaon-122011, through Authorized Signatory Sh. Rabul
Sharma (Aadhar No. 8151 6116 1269) (who has been empowered
to execute this agreement vide Board Resolution dated 08.05.2024
(hereinafter called the developer which expression unless

Sajjan Singh

Rabul Sharma
Authorized Signatory

Ref. No.

Reg. Year

Book No.

1343

2024-2025

1



पंजीकृत



राजपाल



पवान

उपसमूक्त पंजीकृत अधिकारी

पंजीकृत

SAJJAN SINGH

Sajjan Singh

दोहरे :- HIRU RAHUL SHARMA/OTHERJAI GANGA CASTLE PVT LTD

समाह 1 :- RAJPAL ADV

समाह 2 :- PAVAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1343 आज दिनांक 03-06-2024 को बही नं-1 जिल्द नं 872 के पृष्ठ नं 57 पर किया गया तथा इसकी एक प्रती अतिरिक्त बही संख्या 1 जिल्द नं 88 के पृष्ठ संख्या 54 वीं 57 पर छिपवाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और भवानी ने अपने इस्तेमाल/निष्पत्ति अनुमति गीर सनने किया है।

दिनांक 03-06-2024

उपसमूक्त पंजीकृत-अधिकारी निवासी

सदर अफसर

1/1/1/1

repugnant or opposed to the context thereof includes its successors, representatives, nominees and assigns etc.,)

The OWNER and the DEVELOPER are collectively referred to as the "Parties" and individually referred to as the "Party".



AND WHEREAS:

- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kita 7 measuring 42 kanal 08 marla by share 279/848 (13 kanal 19 marla) (1.74375 Acres) through mutation no. 811 and 820 and Fard Jamabandi Year 2019-2020 situated in revenue estate of village Madhiyan Kalan, Tehsil and District Rewari

The aforementioned land is now part of sector-22 Rewari.

[Total land measuring 13 kanals 19 marla (1.74375 Acres) hereinafter referred to as the said land]

Sujay Singh

For Jai Ganga Credit Private Limited
[Signature]
Authorized Signatory

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigations, Mortgage, Lease, Agreement, Court Case, notifications, etc. and the OWNER have a perfect and legal title to the Said Land and no collaboration agreement is in force or has been in force the said land and the owner are fully entitled in law to deal with the same. The Owner have represented that no third party rights of any nature have been created in respect of the land. The owner have further represented the said land is capable of being developed into a residential Group Housing colony, as an affordable housing project under the Affordable Housing Policy, as per the prevailing laws.

AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

Excel Design Centre Private Limited

Signature
Authorized Signatory

Signature

AND WHEREAS the DEVELOPER, relying upon the representations of the owner, has agreed to undertake the development of the said land on the terms and conditions hereinafter mentioned.

NOW, it is *hereby* agreed, declared, covenanted and recorded by and between the parties as under:

1. That the subject matter of this agreement between the OWNER and the DEVELOPER is the said land admeasuring 13 Kanals 19 Marlas situated in revenue estate of Mandhiyan Kalan, Tehsil and District Rewari for utilizing the same for construction and development into an Affordable group Housing Project by the DEVELOPER.
2. That it has been agreed between the parties hereto that the revenue generated from the sale of apartments in the proposed project would be shared by the parties hereto in the ratio of 40%: 60%. The owner would be entitled to 40% of the entire revenue generated from the sale of apartments in proportion to their shares in the land utilized for the colony whereas the balance would be under the entitlement of the developer.

Sajan Singh

For all Group Credit Facility Limited
Sajan Singh
Authorized Signatory



3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 40% : 60%. The developer shall be legally entitled to the usage, utilization as well as ownership of 60% of said total land.
4. The owner is well aware of the fact that an affordable housing project has to be strictly developed in terms of policies of the government applicable in this regard. The owner is aware of the applicable policies and thus undertake not to cancel the present collaboration agreement and to allow the developer to commence and complete the proposed project.
5. That at the time of execution of the present collaboration agreement, the developer has made payment of following amounts to the owner:

Amount paid to owner Rs. 87,50,000/- (Rupees Eighty Seven Lacs Fifty Thousands Only) vide Ch. No. 001031 Dated 24.05.2024 of ICICI Bank Limited as Interest Free Refundable/adjustable Security.

Sujay Singh

For the State Registrar, Government of India
[Signature]
Assistant Registrar



The aforementioned amounts have been paid to the owner towards Interest free refundable/Adjustable security deposit and the same shall remain consideration for the present agreement.

6. That the DEVELOPER shall apply for and obtain the requisite license for developing an affordable Housing Project upon the said land from the Town & Country planning Department Haryana.
7. The owner have executed and registered a Special power of attorney in favour of the developer/nominee of the developer authorising the developer to develop the said project and to allot and alienate the apartments to be built along with share in the said land in the proposed project in terms of the affordable Housing policy. The aforementioned power of attorney shall be deemed irrevocable.
8. That the Developer undertake to procure/obtain at its own cost and expense and with its own resources the requisite permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project. The OWNER agree in accordance

Sejay Singh

For Jai Singh Construction Limited

Jai Singh
Authorized Signatory



with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNER as may be necessary in the discretion of the DEVELOPER for the purposes of development, construction and completion of the proposed complex on the said land. All expenses involved in and for obtaining license, clearances, permissions or sanctions from the concerned authorities and development, construction and completion of the proposed project shall be incurred and paid by the Developer. The actual physical possession of the said land has been delivered by the owner to the developer simultaneously with the execution of the present agreement. The developer shall be fully entitled to demarcate the said land, to survey the same, to raise temporary structures upon the same, to place its guards upon the same etc. and the owner shall not disturb or interfere in the possession of the Developer till the purposes of the present agreement are fully achieved.

For All Other Conditions Please Refer

[Signature]
Authorized Signatory

[Signature]



9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed / applicable pertaining to the said land as may be in force in the area, this will be ensured by the OWNER. The said building plans for the said Affordable Housing Project shall be filed for permission to construct the maximum permissible covered area in the aforesaid land. The developer shall have prepared the building plans. The developer shall also be entitled to seek modification or alteration or substitution of the building plans before the concerned Department with mutual consent.

10. That the Developer shall proceed to have suitable design, model and/or plans prepared for the proposed Affordable Housing Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana and/or such other authorities as may be concerned in the matter for obtaining the requisite licences.

Sujay Singh

For All Group Costs Please Contact
Jaspreet Singh
Assistant Engineer



permissions, sanctions and approvals for the construction on the said land of the proposed Affordable Housing Project in accordance with applicable zonal plans subsequent to execution of this agreement.

11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing 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 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 conditions contained in applicable policy, internal/external development charges, infrastructure development charges and enhancements thereof shall be borne by the developer.

Sujin Rindhy

for the Developer
[Signature]



13. That this agreement shall devolves all necessary rights and entitlements on the DEVELOPER to build upon the said land proposed Affordable Housing Project in accordance with the terms of this agreement and to be entitled to its share, as mentioned subsequently in the project and in the sale proceeds subject to payment of the share of consideration to the OWNER as stated hereinafter and fulfillment of all other liabilities towards the owner.
14. That the Owner is aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the legality, efficacy and binding character of the Special Power of Attorney.
15. The developer would be entitled to obtain a project loan for the project from any bank or institution by mortgaging the said land or by keeping the said land as collateral. The present agreement and the power of attorneys executed in favor of the developer shall be

Sujay Singh

For and On Behalf of the Developer
Authorized Signatory



sufficient for obtaining the loan. However if any other document written consent or appearance of the owner will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer,

16. That it has been mutually agreed between the parties that the DEVELOPER shall at its absolute discretion proceed to execute/register conveyance deed(s) in respect of areas forming part of the project together or in phases.
17. That the construction of the Affordable Housing Project shall be carried on by the DEVELOPER and the DEVELOPER shall only be liable to pay the consideration promised in this contract to the OWNER as well as the revenue of built up area which would fall to the share of the owner. After execution of this contract the OWNER shall only be entitled to realise the promised consideration amount as set out in this contract from the DEVELOPER and shall not be entitled to assert any other right, title or interest of any nature in the said land except agreed revenue in the built-up area.

For the City of London Council

Sujay Singh


Authorized Signatory



18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per annum on the amounts so received.

19. That the developer shall abide by the affordable housing policy 2013 or any amendments/modifications thereof. If the non-completion of the colony is the result of earthquake, lightening or any order or notification of the Government or departmental delay or inaction or delay in according sanctions to the project by the statutory authorities which prevents the progress of the construction or for any reason beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to extension of time for completing the said project. Any force majeure circumstance, if prevailing, shall cease the timelines if any prescribed in this agreement for any purpose.

For All Types Civil Planning & Design
Signature
Authorized Signatory

Signature



20. That since considerable expenditure, efforts and expertise are involved in development of the proposed project it is the condition of this agreement that after execution of this contract, the OWNER / or his nominees or his successors will not cancel or back out and/or withdraw from this agreement under any circumstances. In such eventuality the DEVELOPER besides its other rights will be entitled to get the said agreement fulfilled / enforced through a suit for specific performance at the cost and risk of the OWNER.

21. That if any electricity power line passed over the project land, then the Owner at its own expenses shall be bound to get the aforesaid electricity power line shifted/removed from the Project land.

22. That the Owner have further represented that there are no fees/ amounts/dues/penalty etc. payable to any Govt. Authorities, any bodies, Financial Institutions, Banks and/or any third party is payable in respect of the said land as on the date of execution of the present agreement.

For the Developer
[Signature]
Authorized Signatory

[Signature]
Sanjay Singh



23. That sale proceeds from the project of the share of the developer may be utilised by the developer for payment of cost of construction, fees/charges/salaries to employees, engineers, architects, consultants, contractors etc. and for payment of statutory dues including but not confined to external development charges, infrastructure development charges, compounding fee etc., payment of office/establishment expenses and other expenditure incurred in implementation of the project and in complying with applicable policies. That the sale proceeds falling to the share of owner shall not be used towards any expense relating to the project and shall be handed over/ given to the owner.

24. That as far as the commercial part/ portion of the project is concerned, the same shall be shared as the ratio decided in Point No.2 (i.e. 40% (Owner):60% (Developer)). That as per affordable housing policy the developer shall be exclusively entitled to alienate 5% of total number of flats.

For All Quota Certificate Issued
Sujay Singh
Assistant Registrar

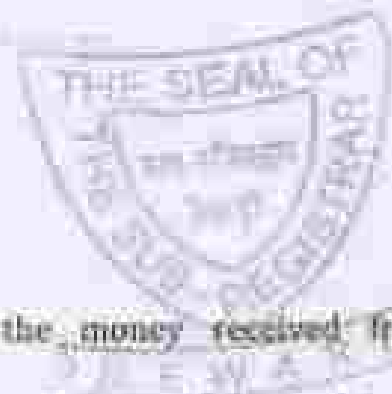
Sujay Singh



22. That the OWNER are aware of the fact that the Affordable Housing Project over the Said Land shall be set up in accordance with the Affordable Housing Policy. The OWNER are aware that in terms of the aforesaid policy the allotment of apartments shall be done under the supervision of a committee comprising of designated representatives of government /department/ agencies of the state.
23. That advertisements would be required to be published in newspapers for the purpose of sale of apartments in the project. The DEVELOPER shall be competent and entitled to get the advertisements published to comply with the policy. The DEVELOPER shall also, be entitled to deal and interact with the concerned government officials to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.
24. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely

Rajendra Singh

For All Group, Circle, District, Divisional
Sub-Registrar
Rewari



responsible and entitled to utilize the money received from numerous individuals / applicants till the allotment of the flat (s) and subsequent to draw it shall be sole responsibility of the Developer to return of the money to the un-successful applicants. The parties acknowledge that in terms of the policy, 5% of the total cost of the apartment is payable along with the application form to be filed by intending allottees. That at the time of allotment of flats, in terms of the affordable group housing policy, the Developer shall be receiving additional 20% amount from applicants/Allottee(s) of the colony, the said 20% amount shall also be deposited by the Developer, only in the escrow bank account.

25. That after the aforementioned 20% amount has been received by the developer from the allottees, thereafter the developer shall undertake the distribution of the money so deposited in the said bank account and the amounts received with regard to the 40% Share of the owner shall be transferred by the developer in accounts designated by each constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the

Sujay Singh

For Jai Durga Co-op. Housing Limited
(Authorized Signatory)



Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5 % received from the successful applicants in the waiting list shall be retained by the Developer and in case any of the successful applicant in the waiting list gets allotment, then the money received from him shall be transferred to the owner as per their share. That in terms of the policy the balance 75% amount shall be recovered by the Developer in six equated instalments spread over a three year period. The said amounts shall also be distributed between the Developer and the owner in their respective shares, in the manner stated above. In case, any interest is charged due to default in payment by any allottee, then the Developer shall be entitled to the said interest amount. In case any refund is to be made or any allotment is canceled then the Developer & the owner shall be jointly liable for the amounts to be refunded back in their respective share. In this regard the developer shall be entitled to deduct such refundable amounts from the shares of the owner and to make payment to the allottee. Any and all refund to be made to the allottees

Sajay Singh

For Jai Ganga Capital Private Limited
Authorized Signatory



shall remain the joint liability of the owner as well to the extent of their share.

26. That the banker with whom the aforesaid escrow account is opened shall be specifically instructed that both the OWNER as well as the Developer shall be entitled to obtain statement of accounts of the said bank account from the banker.

27. That the aforesaid arrangement shall continue till the Completion of the project in all respects as per the time limit prescribed in Affordable Housing Policy.

28. That in case floor area ratio is increased under the rules and regulations of Haryana State or any additional land is integrated in the said project, and it is decided that such increase in area shall be availed for the Project then the owner shall be liable to make payment for all expenses and charges involved in availing such additional area including all charges payable to any concerned government Department. The cost of construction of such additional area shall also be shared by the owner to the developer.

Sujeet Singh

For and Through Capital Projects Limited
Authorized Signatory



proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the payment of their share towards the government charges and the cost of construction, then the developer at its discretion may avail such area and develop the same whereupon the developer alone shall be entitled to all benefits including sale proceeds which may be derived from such increased area.

29. That all rates, cesses and taxes due and payable in respect of the said land upto the date of this agreement shall be the exclusive liability of the OWNER and thereafter the liability in this behalf shall be shared by the parties to the agreed proportion mentioned therein.
30. That the OWNER covenant with the DEVELOPER that they shall apply and provide all documentary evidence and support as may be required to be submitted to the Town and Country Planning

For & On Behalf of the Owner

[Signature]
Authorized Signatory

[Signature]
Rajiv Singh



Department, Haryana and /or such other authority concerned with the matter and further than the OWNER shall also within a week of receipt of any request from the DEVELOPER sign and execute such other documents, letters etc. as may be necessary for the development, construction and completion of the said complex and for giving effect to the terms of this agreement.

31. That the OWNER and DEVELOPER shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as respective sale proceeds from the project are concerned.
32. That the said land or any part thereof comprised in and the subject matter of this agreement declared to be belonging to the OWNER are lost on account of any defect in the OWNER title or any litigation started by any one claiming through the OWNER or any one claiming title paramount to the OWNER or on account of any other cause or cases whatsoever including outstanding (s), claim (s) taxes etc., on the OWNER, the OWNER shall be liable to pay the damages, losses, costs and expenses sustained by DEVELOPER and /or intending

Sanjay Singh

Sub-Registrar



buyers of whole or part of the built / unbuilt areas, car parking etc.

The OWNER expressly agree to keep the DEVELOPER and the intending buyers of whole or part of the DEVELOPER share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the DEVELOPER or the intending buyers may sustain or incur by reason of any defect in title of the OWNER.

33. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.
34. That on execution of this agreement the DEVELOPER shall be entitled to enter upon the entire said land, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said

Sanjay Singh

For the Govt. of Haryana
Sanjay Singh
Joint Secretary



land. The DEVELOPER shall be at liberty to put up its sign boards at the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.

35. That notwithstanding the execution and registration of the attorney, once the stage so arrives, the Developer shall also execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser (s) of unit (s) / space (s) parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser (s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement.

36. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed

For as per the terms and conditions
of the agreement
Signature
Date

Sanjay Singh



by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.

37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provision of this agreement shall remain valid and enforceable in accordance with their terms.

38. That any dispute in case, arising out of the present agreement or relating to the project between the parties hereto shall be referred to as Sole arbitrator for decision to be appointed mutually by the parties herein. The Arbitration Proceedings shall be held as per the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force. The decision of the arbitrator in this regard shall be treated as final and binding upon the parties. The place of arbitration shall be Gurugram. That the Punjab and Haryana High court at Chandigarh

Sujay Sahay

For & On Behalf of Gurugram
Sujay Sahay
Authorized Signatory



and courts in Gurgaon subordinate to it alone shall have jurisdiction in all matters arising out of touching and/or concerning this transaction under the arbitration and conciliation act.

39. INDEMNIFICATION

Each of the parties agree to indemnify and keep the other party and their respective officers, directors, agents and employees (each the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgement, actions, suits, proceeding, Arbitrations, Assessments, costs and expenses (including without limitation, expenses of investigation and enforcement of this indemnify and reasonable attorney's fees and expense) suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (I) the failure of any representation or warranty made by the Indemnifying Party in this Agreement.

40. That all costs stamping, engrossing and registration of this agreement shall be borne by the DEVELOPER only.

Sanjay Singh

For the Developer
Sanjay Singh
Authorized Signatory



41. That both the parties shall duly comply with all the formalities in relation to the said project as required or as may be required under RERA.

In witness whereof, the parties hereto have signed this Collaboration Agreement in the day, month and year first mentioned above

OWNER

Sujan Singh

DEVELOPER

For Jai Singh Construction Private Limited

[Signature]

Authorized Signatory

Witnesses:

*Rajesh Kumar & Co
Advocate
Rohini*

Pawan Kumar

*Pawan Kumar S/o. Sh. Sub Singh
Mo. Navdeep Kumar
Rohini*

[Signature]
03/05/24

**Indian Non Judicial Stamp
Haryana Government**

Date: 20/02/2024

Certificate No: 59W5024E17 Stamp Duty Paid: ₹ 1000

CAN No: 11004577

Seller / First Party Detail

Name: Pawan Kumar H.No/Floor: Na Sector/Ward: Na LandMark: Na

City/Village: Mandhaya Kulan District: Rewari State: Haryana

Buyer / Second Party Detail

Name: Jai Singh Gada Pvt Ltd authorized signatory Sh. Rohit Sharma

H.No/Floor: Na Sector/Ward: Na LandMark: Na

City/Village: Delhi District: Delhi State: Delhi

Phone: 9999999999

Purpose: A non judicial stamp paper used for SPA.

The authenticity of this document can be verified by scanning the QR Code through Smart phone or an Android based application.

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that Pawan Kumar (AADHAR No. 3954 6581 5215)

S/O Sube Singh R/O Village Mandhaya Kulan Tehsil & Distt Rewari

(hereinafter referred to as "Executants"),

AND WHEREAS:

- 1) Owner is lawful owner in possession of land comprising in Khewat No. 131 Khata No. 141 Rect. No. 28 Killa no. 3/2/2 (0-1) measuring

Pawan Kumar
OWNERS

Jai Singh Gada
DEVELOPER

पत्रिका नं:19

दिनांक 23-05-2024

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर माढिया कला

घम संबंधी विवरण

पॉलि 0 कपड़े स्टाम्प स्टूडी की रशि 1000 कपड़े
स्टाम्प में 1000/2000/12 स्टाम्प की रशि 1000 कपड़े
रजिस्ट्रेशन कीमत की रशि 100 EC/मीका 110000/42 रजिस्ट्रेशन शुल्क 3 कपड़े
कपड़े
Drafted By: VA Stamp Charge: 20

यह पत्रिका आज दिनांक 23-05-2024 दिन बुधवार समय 4:30:00 PM बजे बीबीसीटी नुमाही
PAWAN KUMAR पुत्र DURE SINGH निवास MAHDIYA KALA द्वारा पंजीकरण हेतु प्रस्तुत किया गया है।



उपलब्ध पंजीकृत अधिकारी (पिता)

उपलब्ध पंजीकृत
PAWAN KUMAR

उपलब्ध पंजीकृत बीबीसीटी नुमाही JAI DANGA CASTLE PTT LTD. INC. RAJUL SHARMA DTHIR, अतिर है।

पंजीकृत पत्रिका के तहत जो डीडी पत्रिका

के तहत उक्त पत्रिका स्विकार किया जायेगी पत्रिका की पहचान बीबीसीटी नुमाही DURE SINGH NAMBHARDAR निवा

निकाही DURE SINGH बीबीसीटी नुमाही HITESH MEERA निवा BOKESH KUMAR

निकाही BEWARI में की।

पत्रिका नं:1 को इस पत्रिका पत्रिका के रूप में जारी है तथा यह पत्रिका नं:2 की पहचान करता है।

उपलब्ध पंजीकृत अधिकारी (पिता)

दिनांक 23-05-2024

0 kanal 1 Marla through Mutation No. 751 and Khewat No. 131
Khata NO. 141 Rect no. 28 killa no. 3/2/1 (6-3), 4/2 (0-9), 7 (8-0), 8
(8-0) kila 4 measuring 22 kanal 12 marla out of which 185/452
share, 9 Kanal 5 Marla through mutation no. 825 DL 23-05-
2024 and total of both khewat 9 kanal 6 marla (1.1625 Acres)
situated in revenue estate of village Mandhiyan Kalan, Tehsil and
District Rewari

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 9 kanals 6 marla (1.1625 Acres) hereinafter
referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari. (Total land
measuring 9K-6M (1.1625 Acres) hereinafter referred to as the said land).

the executants are competent and entitled to deal with the same in any manner deemed
fit by them. The Executants have entered into Collaboration Agreement dated -
23.05.2024 with M/s Jai Ganga Castle Private Limited through its Authorised
Signatory- Mr. Rahul Sharma.

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had
agreed to execute a Special Power of Attorney in favour of the M/s Jai Ganga Castle
Private Limited or its nominees and accordingly, the Executants hereby jointly and
severally nominate, appoint and constitute the nominees of M/s Jai Ganga Castle
Private Limited namely Shri Ashok Kumar (Aadhar 3949 6196 3139) and / or Mr.
Vikas Garg (Aadhar No. 7919 5246 6219) as their Special Power of Attorney and
authorize them, either jointly or severally, to do the following acts, deeds and


OWNERS


DEVELOPER

Reg. No.

Reg. Year

Book No.

19

2024-2025

4



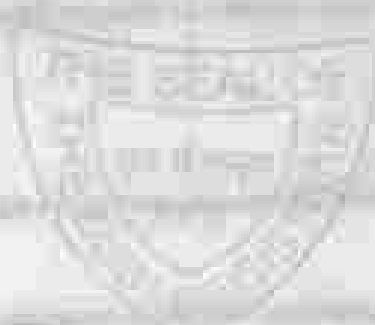
पेशकर्ता



प्रातिभार



सहाइ



उपस्थित

पेशकर्ता :- ANWAN KUMAR

प्रातिभार :- SHRI RAHUL SHARMADHERJAY GANGA CASTLE PVT LTD

सहाइ 1 :- SURENDER SINGH VAMBERDAR

सहाइ 2 :- HITESH MISRA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख अर्थात् 10 आज दिनांक 23-05-2024 को बही में 4 गिफ्ट में 348 के पृष्ठ में 44.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 गिफ्ट में 5 के पृष्ठ संख्या 58 से 61 पर विपरीत बनी। यह भी प्रमाणित किया जाता है कि इस वस्तावेज के प्रस्तुतकर्ता और सहाइ ने अपने हस्ताक्षरविधान अंगूठा मेरे सामने किए हैं।

दिनांक 23-05-2024

उपस्थित पंजीवन अधिकारी सिव्ही

things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony /commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To apply, claim refund, receive the refund of the license fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;
5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.


OWNERS



DEVELOPER

6. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
8. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement...117&...dated 23.05.2024
9. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement...117&...dated 23.05.2024

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 23rd day of May 2024 at Rawari.


OWNERS


DEVELOPER

Experiments

Power factor

described as an Italian who
worked in the United States in

Amos R. SAW 25/05/24

M/s Jai Ganga Castle Private Limited through its duly authorized person Shri
Rahul Sharma

Witness _____

April 16, Monday
 200 - East - Remains 1911
 200 - West - 2011071

1

[Signature]

 Springer

solid rubber

~~1st~~ 4th page missing 87-88. Michael Rovan
Miss Rovan

Mr. Levan

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

John Smith

100

OWNERS

OWNERS

2000

Transcript

100

DEVELOPER



Indian-Non Judicial Stamp Haryana Government		Date: 11/06/2024
Certificate No. 50K2024F170		Stamp Duty Paid: ₹ 1000
CRN No. 117643321		Penalty: ₹ 0
Seller / First Party Detail		
Name: Rakesh Kumar		
H.No./Floor: Na	Section/Ward: Na	LandMark: Na
City/Village: Mandhaiya Kalan	District: Rewari	State: Haryana
Phone: 94164466		
Buyer / Second Party Detail		
Name: Jai ganga cattle Pvt ltd authorized signatory Mr. Vinod Sharma		
H.No./Floor: Na	Section/Ward: Na	LandMark: Na
City/Village: Dulu	District: Dulu	State: Dulu
Phone: 9876543210		
Purpose: A non judicial stamp paper used for SPA		

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

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that Rakesh Kumar (AADHAR No. 5008 6897 3216)

S/O Sube Singh B/O Village Mandhaiya Kalan Tehsil & Distt Rewari

(hereinafter referred to as "Executants").

AND WHEREAS:

Rakesh

OWNERS

For Jai Ganga Cattle Private Limited

Sube Singh
Authorized Signatory

DEVELOPER

परीच न:32

दिनांक:12-06-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रियाड़ी
गांव/ताहर	मांडिया कला
घन संबंधी विवरण	
घरों 0 बरबे	सदाम इप्ली की रशि 1000 रुपए
सदाम नं : 1/11/2024/171	सदाम की रशि 1000 रुपए
रजिस्ट्रेशन कीमत की रशि 100 रुपए	EChallan:117045425 वसिंत शुल्क 3 बरबे
Drafted By: VA	Service Charge:200

यह परीच आज दिनांक 12-06-2024 दिन बुधवार समय 4:09:00 PM बजे श्रीश्रीमती कुमारी
RAKESH KUMAR पुत्र जगत जगज्ज निवास MANDYA KALA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीयन अधिकारी (रियाड़ी)

इस्तफा प्रस्तुतकर्ता
RAKESH KUMAR

उपस्थित पंजीयन व श्रीश्रीमती कुमारी JAI GANGA CASTLE PVT LTD 806 PANKU SHARMA(पिता) सहित है।
प्रमुख पंजीयन के तथ्यों की टीनी पत्रों
नं: मुनकर तथा समग्रकर स्वीकार किया। टीनी पत्रों की पड़ताल श्रीश्रीमती कुमारी RAJPAL ADV निवा - निवासी EDWARD व
श्रीश्रीमती कुमारी PANKU KUMAR पिता JUNE SINGH
निवासी MANDYA KALA ने की।
काली नं:1 को इन मन्बदार /अधिकार के रूप से जगते है तथा यह काली नं:2 की पड़ताल करता है।

उपस्थित पंजीयन अधिकारी (रियाड़ी)

दिनांक 12-06-2024

- i) Owner is lawful owner in possession of land comprising in Khewat No. 81, Khata No. 87 Rect. No. 28 Killa no. 22/2/3 (0-6), Rect. No. 32 Killa no. 1(7-19), 10(2-4), 13/1 (2-5), 2(8-0), 7/1/3(0-8), 8/1/3(2-14), 9(7-9) total kila 8 measuring 31 kanal 05 marla by share 177/625 (8 kanal 17 marla) (1.10625 Acres) through mutation no. 831 and Sale Deed vasika no. 1577 Dt. 12-06-2024 situated in revenue estate of village Madhiyan Kalan, Tehsil and District Rewari as per Jamabandi Year 2019-20

- ii) The aforementioned land is now part of sector-22 Rewari. (Total land measuring 8 kanals 17 marla (1.10625 Acres) hereinafter referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari. (Total land measuring 8K-17M (1.10625 Acres) hereinafter referred to as the said land).

the executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement, 1588..... dated 12-06-24, with M/s Jai Ganga Castle Private Limited through its Authorised Signatory- Mr. Rahul Sharma.

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had agreed to execute a Special Power of Attorney in favour of the M/s Jai Ganga Castle Private Limited or its nominees and accordingly, the Executants hereby jointly and


OWNERS


DEVELOPER

DEVELOPER

Reg. No.

Reg. Year

Book No.

32

2024-2025

4



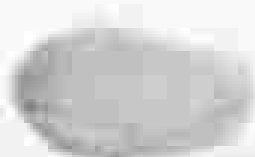
रेजिस्ट्रार



अधिकृत



गवाह



उप/सम्बन्धित पंजीयन अधिकारी

पेशकारी :- RAKESH KUMAR

अधिकृत :- SHU RAHUL SHARMA OTHERUAN GANGA CASTLE PVT LTD

गवाह 1 :- RAJPAL ADV

गवाह 2 :- PAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 32 आज दिनांक 12-06-2024 को बही नं 4 जिल्द नं 348 के पृष्ठ नं 48 पर बिना सेवा तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 6 के पृष्ठ संख्या 1 से 4 पर लिपबद्ध रही। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने दस्तावेजनियमित जंगूट से साबित किया है।

दिनांक 12-06-2024

उप/सम्बन्धित पंजीयन अधिकारी निवासी

severally nominate, appoint and constitute the nominees of M/s Jai Ganga Castle Private Limited namely: Shri Ashok Kumar (Andhar 3949 6196 3139) and / or Mr. Vikas Garg (Andhar No. 7919 5246 6219) as their Special Power of Attorney and authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following, acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony/ commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.



OWNERS

M/s Jai Ganga Castle Private Limited


Authorized Signatory

DEVELOPER

4. To apply, claim refund, receive the refund of the license fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;
5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.
6. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
8. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement 1588.....dated 12.06.2023
9. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement. 1588...dated 12.06.24.

Rakeem

OWNERS

Subul Hasan

DEVELOPER

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 1st day of June 2024 at Rewari.

M/s Jai Ganga Castle Private Limited

Rahul Sharma
Authorized Signatory

Rakesh
Executants

M/s Jai Ganga Castle Pvt. Ltd.
through its duly authorized person
Shri Rahul Sharma

Witnesses

Rajesh
1. Rajesh Arora Kumar

2. Pawan Kumar
Pawan Kumar S/o. Gurbu Singh
Mo. Handiya Kalan

Rakesh
OWNERS

M/s Jai Ganga Castle Private Limited

Rahul Sharma
Authorized Signatory

DEVELOPER

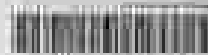


Indian-Non Judicial Stamp Haryana Government



Date: 23/05/2024

Certificate No: BOW2024014



QRTV No: 110000077



Stamp Duty Paid: ₹ 1000

Penalty: ₹ 0

Seller / First Party Detail

Name: Rhythm space tech

H.No/Floor: Na

Sector/Ward: Na

Landmark: Na

City/Village: Rewari

District: Rewari

State: Haryana

Phone: 9877777100

21
23/05/24

Buyer / Second Party Detail

Name: Jai ganga co-ops Pvt ltd authorised signatory Mr. Hitesh Mishra

H.No/Floor: Na

Sector/Ward: Na

Landmark: Na

City/Village: Dabhi

District: Dabhi

State: Dabhi

Phone: 9877777100

Purpose: A non judicial stamp paper use for SPANJ

The authenticity of this document can be verified by scanning the QR Code through smart phone or at the website www.haryana.gov.in

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that M/s Rhythm Space Tech (PAN ABFFR0931F) Having its registered office at 1868, Sector-4, Rewari through its authorised representative Sh Mr. Hitesh Mishra (Aadhar No. 3464 5034 9610) (authorised to enter upon the present collaboration agreement with a Authority Letter issued by the Partners of the firm on dated 15.05.2024) (hereinafter referred to as "Executants").

RHYTHM SPACE TECH
Auth. Sgn
OWNERS

Developer
DEVELOPER

पत्र सं. 21

दिनांक: 23-05-2024

ग्रीड संबंधी विवरण

ग्रीड का नाम: SPA
सहसीत/सब-सहसीत: रिवाड़ी
माता/बाप: माहिषा कला

घन संबंधी विवरण

रॉड 0 रुपये
स्टैम्प नं.: 90W3024E14
रजिस्ट्रेशन फीस की राशि: 100 रुपये
Direct Fee: 5A
स्टैम्प इमुटी की राशि: 1000 रुपये
स्टैम्प की रशि: 1000 रुपये
EChallan: 110253481
रजिस्ट्रेशन शुल्क: 3 रुपये
Service Charge: 181


साथ पत्र सं. 21 दिनांक: 23-05-2024 दिन बुधवार रात 8:22:00 PM पर बीबीएमटी/मुन्नारी
RHYTHM SPACE TECH REWARD SECTION, BHANUPALPUR - निवास - इलाहाबाद रोड पर स्थित किया गया।


हस्ताक्षर प्रमुख/अधीक्षक
RHYTHM SPACE TECH BHANUPALPUR




अध्यापक/परीक्षक अधिकारी (निवासी)

अधीक्षक/परीक्षक बीबीएमटी/मुन्नारी: IAI GANGA CASTLE PVT LTD 006 RAJEE SHARMA/THIR - इलाहाबाद रोड पर स्थित किया गया।
पत्र सं. 21 की रशि की रशि पर
ने सुझाव तथा समझाव स्वीकार किया रशि पर की परमाणु बीबीएमटी/मुन्नारी: SANTPAI SAMBIRDAR निवास -
निवासी: MANAGA व बीबीएमटी/मुन्नारी: PAWAN KUMAR निवास: BUNDA BUNDA
निवासी: MANHVA KALA ने की।
राजी नं. 1 को इन नम्बरों/अधीक्षक के रूप में जानते हैं तथा यह राजी नं. 2 की परमाणु भरण है।


अध्यापक/परीक्षक अधिकारी (निवासी)

AND WHEREAS:

- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kila 7 measuring 42 kanal 08 marla by share 249/848 (12 kanal 9 marla) (1.55625 Acres) through mutation no. 811 and 820 situated in revenue estate of village MadhiyaKalan, Tehsil and District Rewari.

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 12 kanals 9 marla (1.55625 Acres) hereinafter referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari. (Total land measuring 12K-9M (1.55625 Acres) hereinafter referred to as the said land).

the executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement dated - 23.05.2024 with M/s Jai Ganga Castle Private Limited through its Authorised Signatory - Mr. Rahul Sharma.

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had agreed to execute a Special Power of Attorney in favour of the M/s Jai Ganga Castle Private Limited or its nominees and accordingly, the Executants hereby jointly and severally nominate, appoint and constitute the nominees of M/s Jai Ganga Castle

RHYTHM
TECH
OWNERS
Rajendra Singh

Rahul Sharma
DEVELOPER

No.

Reg. Year

Book No.

21

2024-2025

4



गवाह



अभिज्ञात



गवाह



उपस्थित पंजीयन अभिलेखी

अभिज्ञात :- Mr. NITESH MEHRA OTHER RHYTHM SPACE TECH

REHAR :-

अभिज्ञात :- Mr. RAHUL SHARMA OTHER GANGA CASTLE PVT LTD

गवाह 1 :- ANANTPAL NAMBARDAR

गवाह 2 :- PARIYAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रमाण पत्र क्रमांक 21 आज दिनांक 23-05-2024 को खीने नं 4 जिल्द नं 348 के पृष्ठ नं 45.25 पर किया गया तथा इसकी एक प्रति अभिलेखी खीने क्रमांक 4 जिल्द नं 5 के पृष्ठ क्रमांक 60 से 69 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/मुद्रा/संकेत सहित साहजिक रूप से किया है।

दिनांक 23-05-2024

उपस्थित पंजीयन अभिलेखी सिविल

Private Limited namely Shri Ashok Kumar (Aadhar 3949 6196 3139) and / or Mr. Vikas Garg (Aadhar No. 7919 5246 6219) as their Special Power of Attorney and authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following, acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), REBA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony /commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To apply, claim refund, receive the refund of the licence fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;
5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.

OWNERS

Sign

DEVELOPER

Authorized Signatory

6. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
8. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement ...117§....dated 23.05.2024
9. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement. 117§....dated 23.05.2024.

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 23rd day of May 2024 at Rewari.

RHYTHM SPACE TECH
OWNERS
Auth: GPT

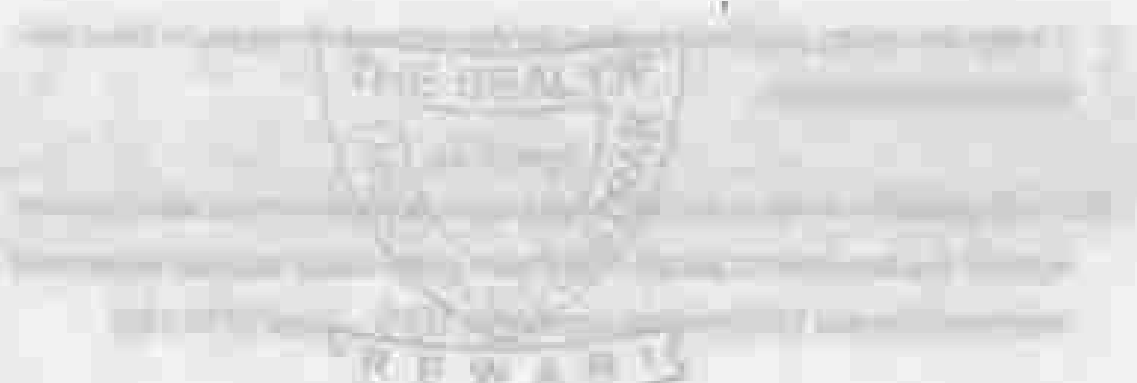
For and On Behalf of the Developer
Authorized Signatory

DEVELOPER

1. The Board of Directors of the Corporation has approved the following resolution:

2. That the Board of Directors of the Corporation has approved the following resolution:

3. That the Board of Directors of the Corporation has approved the following resolution:



4. That the Board of Directors of the Corporation has approved the following resolution:

5. That the Board of Directors of the Corporation has approved the following resolution:

6. That the Board of Directors of the Corporation has approved the following resolution:

7. That the Board of Directors of the Corporation has approved the following resolution:

Witnesses

Excerpts

RHYTHM  TECH

Auth. Sign

The undersigned, authorized person of the company, hereby certifies that the contents of the document are true and correct.

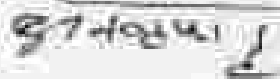


24/05/24

M/s Jai Ganga Castle Private Limited through its duly authorized person Shri
Rahul Sharma


Rahul Sharma

1



2024/05/24
10:00 AM (IST)

2

Pawan Kumar

Pawan Kumar of M/s. Suba Sign

Mo. Mandhira Kaur

M/s Jai Ganga Castle Private Limited



Authorized Signatory

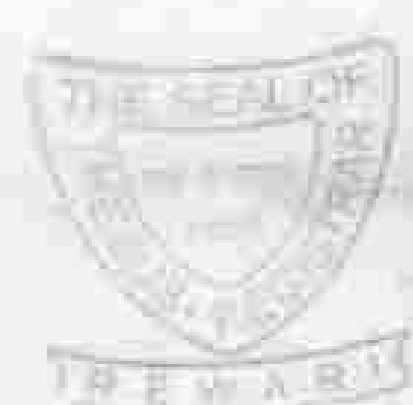
OWNERS

DEVELOPER

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CPA

115



Indian-Non Judicial Stamp
Haryana Government



Date: 25/05/2024

Continous No: 20W02004210

GRN No: 110854537




Stamp Duty Paid: ₹ 1000
Payable: ₹ 0

Seller / First Party Detail

Name: Rhythm space tech
H.No/Floor: N/A
City/Village: Rewari
Phone: 9416111000

Sector/Ward: N/A
District: Rewari
State: Haryana

Land/Mar: N/A

Buyer / Second Party Detail

Name: Jai ganga capital Pvt.ltd authorised signatory Mr hitesh mishra
H.No/Floor: N/A
City/Village: Gurgaon
Phone: 9811111000

Sector/Ward: N/A
District: Gurgaon
State: Haryana

Land/Mar: N/A



Purpose: A non judicial stamp paper use for CPA

20
25/05/24

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


SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that M/s Rhythm Space Tech (PAN ABFFR0931F) Having its registered office at 186B, Sector-4, Rewari through its authorised representative Sh Mr. Hitesh Mishra (Aadhar No. 3464 5034 9610) (authorised to enter upon the present collaboration agreement with a Authority Letter issued by the Partners of the firm on dated 15.05.2024) (hereinafter referred to as "Executants")

AND WHEREAS:

OWNERS

RHYTHM SPACE TECH
AUTH. SIGN.

For Jai Ganga Capital Private Limited

Authorized Signatory
DEVELOPER

- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kita 7 measuring 42 kanal 08 marla by share 320/848 (16 kanal 0 marla) (2.00 Acres) through mutation no. 811 and 820 situated in revenue estate of village MadhiyaKalan, Tehsil and District Rewari.

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 16 kanals 0 marla (2.00 Acres) hereinafter referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari. (Total land measuring 16K-0M (2.00 Acres) hereinafter referred to as the said land).

The executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement dated - 23.05.2024 with M/s Jal Ganga Castle Private Limited through its Authorised Signatory: Mr. Rahul Sharma.

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had agreed to execute a Special Power of Attorney in favour of the M/s Jal Ganga Castle Private Limited or its nominees and accordingly, the Executants hereby jointly and severally nominate, appoint and constitute the nominees of M/s Jal Ganga Castle Private Limited namely Shri Ashok Kumar (Aadhar 3949 6196 3139) and / or Mr. Vikas Garg (Aadhar No. 7919 5246 6219) as their Special Power of Attorney and

OWNERS

ANYTHING OFFICE TECH
Auth. Sign

Jalul Soni
DEVELOPER

Reg. No.

Reg. Year

Book No.

20

2024-2025

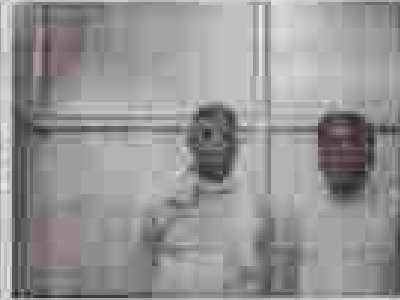
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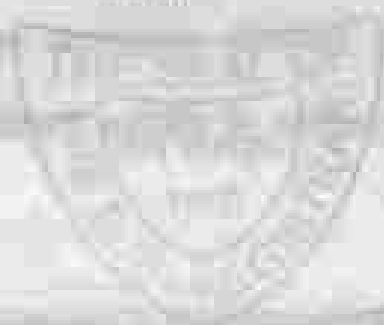
पेशवादी



प्राधिकृत



गवाही



उपस्थित पंजीयन अधिकारी

पेशवादी :- JUV HITHESH MISRAOTHER RHYTHM SPACE TECH

प्राधिकृत :- JUV RAHUL SHARMAOTHERUAI GANDA CASTLE IVI LTD

नमूना 1 :- ANANTPAL NAMBERDAR

नमूना 2 :- PAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 20 आज दिनांक 23-05-2024 को बही नं 4 बिल्ड नं 348 के पृष्ठ नं 45 पर किया गया तथा इसकी एक प्रति जमा किया बही संख्या 4 बिल्ड नं 5 के पृष्ठ संख्या 62 से 65 पर दिखाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने दस्तावेजमाला जमा कर गारंटी किया है।

(Signature)

दिनांक 23-05-2024

उपस्थित पंजीयन अधिकारी गवाही

authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following, acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony /commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To apply, claim refund, receive the refund of the licensee fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;
5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.

RHYTHMSPACE TECH

[Signature]
Auth. Sign.

OWNERS

For All Developmental Work Undertaken

[Signature]
Authorized Signatory

DEVELOPER

THE FIRST AND SECOND PARTS OF THE HISTORY OF THE REIGN OF
 CHARLES THE FIRST, BY JOHN BURNET, BISHOP OF SALISBURY.
 IN THREE VOLUMES. THE SECOND VOLUME.

LONDON, Printed by J. Streater, 1680.

THE SECOND PART OF THE HISTORY OF THE REIGN OF
 CHARLES THE FIRST, BY JOHN BURNET, BISHOP OF SALISBURY.
 IN THREE VOLUMES. THE SECOND VOLUME.
 LONDON, Printed by J. Streater, 1680.

LONDON, Printed by J. Streater, 1680.

THE SECOND PART OF THE HISTORY OF THE REIGN OF
 CHARLES THE FIRST, BY JOHN BURNET, BISHOP OF SALISBURY.
 IN THREE VOLUMES. THE SECOND VOLUME.
 LONDON, Printed by J. Streater, 1680.



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 LONDON, Printed by J. Streater, 1680.

THE SECOND PART OF THE HISTORY OF THE REIGN OF
 CHARLES THE FIRST, BY JOHN BURNET, BISHOP OF SALISBURY.
 IN THREE VOLUMES. THE SECOND VOLUME.
 LONDON, Printed by J. Streater, 1680.



6. To file affidavits or reply to any letters or notices in the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
8. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement ...1120... dated 23.05.2024
9. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement...1130... dated 23.05.2024

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 23rd day of May 2024 at Rewari.

RHYTHM SPACE TECH

Auth. Sign.

OWNERS


Auth. Sign.

DEVELOPER

The first of the two main sections of the report is a detailed account of the work done during the year. This section is divided into two parts, the first of which deals with the work done in the field and the second with the work done in the laboratory.

The second section of the report is a summary of the results of the work done during the year. This section is divided into two parts, the first of which deals with the results of the field work and the second with the results of the laboratory work.

The third section of the report is a summary of the conclusions drawn from the work done during the year. This section is divided into two parts, the first of which deals with the conclusions drawn from the field work and the second with the conclusions drawn from the laboratory work.

The fourth section of the report is a summary of the recommendations made during the year. This section is divided into two parts, the first of which deals with the recommendations made from the field work and the second with the recommendations made from the laboratory work.



The fifth section of the report is a summary of the financial statement for the year. This section is divided into two parts, the first of which deals with the income and the second with the expenditure.

The sixth section of the report is a summary of the general remarks made during the year. This section is divided into two parts, the first of which deals with the general remarks made from the field work and the second with the general remarks made from the laboratory work.

Report made by
[Name]
[Address]
[Date]

FOR THE SEN. OF
TR. CLUB
[Signature]
[Date]

Witnesses

For Jai Ganga Castle Private Limited
Auth. Sign.

For Jai Ganga Castle Private Limited
Auth. Sign.

[Signature]

23/05/24

M/s Jai Ganga Castle Private Limited through its duly authorized person Shri
Rahul Sharma

For Jai Ganga Castle Private Limited
Auth. Sign.

1. *[Signature]*

For Jai Ganga Castle Private Limited
Auth. Sign.

2. Pawan Kumar
Pawan Kumar & Co. Sube Singh
Mo. Manabiraj Kalam

For Jai Ganga Castle Private Limited

[Signature]
Authorized Signatory

OWNERS

DEVELOPER

THE SEAT OF

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PAN ABFFR		Indian-Non Judicial Stamp Haryana Government		DocId: 15002124	
Certificate No.	50K3004N166			Stamp Duty Paid	₹ 1000
QRN No.	1T7643321			Penalty	₹ 0
Seller / First Party Detail					
Name	Rhythm Space Tech				
H.No/Floor	No	Sector/Ward	No	LandMark	No
City/Village	Rewari	District	Rewari	State	Haryana
Phone	9677775566				
Buyer / Second Party Detail					
Name	Sh. Jyoti Kaushal Pvt. Ltd. authorized signatory Mr. Hitesh Mishra				
H.No/Floor	No	Sector/Ward	No	LandMark	No
City/Village	Duhri	District	Duhri	State	Duhri
Phone	907777710				
Purpose	A non judicial stamp paper use for SPA				

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

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that M/s Rhythm Space Tech (PAN ABFFR0931P) Having its registered office at 1868, Sector-4, Rewari through its authorized representative Sh. Hitesh Mishra (Aadhar No. 3464 5034 9610) (authorised to enter upon the present collaboration agreement with a Authority Letter issued by the Partners of the firm on dated 15.05.2024) (hereinafter referred to as "Executants").

OWNERS

 AUTH. SIGN.

For Sh. Jyoti Kaushal Private Limited

 DEVELOPER

परीच न:31

दिनांक:12-06-2024

ग्रीड संबंधी विवरण	
ग्रीड का नाम:	SPA
तहसील/ब्लॉक-तहसील	मिवाडी
संचालक	मांदिवा कला
घर संबंधी विवरण	
रसि: 0-44वे	स्टाम्प हुयरी की रसि: 1000 रुपये
रजमर नं: 2/2020/1000	रजमर की रसि: 1000 रुपये
रजिस्ट्रेशन रीज की रसि: 100 रुपये	EChallan:117645345
	रजिस्ट्रेशन शुल्क: 3 रुपये
Drafted by: VA	Service Charge:200

यह परीच 12-06-2024 दिन बुधवार समय 4:05:00 PM बजे श्री/श्रीमती अनुपरी
RHYTHM SPACE TECH REWARDING HITECH MOKRAOTHEE, निवास KANWAR द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


अनुपरी प्रमुख
RHYTHM SPACE TECH NEWARI


उपस्थानक पंजीवन अधिकारी (मिवाडी)

उपस्थानक निवासी व श्री/श्रीमती अनुपरी IN GANGA CASTLE PVT LTD DOLRAHUL SHARMACHETTER, बसपती, हरिन
है। प्रस्तुत परीच के तथ्यों को दोली पसंद
ने सुनकर तब समझकर स्वीकार किया। दोली पसंद की पड़ताल श्री/श्रीमती अनुपरी RAJPAL ADV निवा - मिवाडी REWARD
श्री/श्रीमती अनुपरी KAWAN KUMAR निवा SUBH SINGH
मिवाडी MANCHYA KALA में की।
राष्ट्रीय नं:1 को इस सम्बन्धित अधिनियम के रूप में जानती है तथा यह राष्ट्रीय नं:2 की प्राप्ति करता है।


उपस्थानक पंजीवन अधिकारी (मिवाडी)

AND WHEREAS:

- i) Owner is lawful owner in possession of land comprising in Khewat No. 81 Khata No. 87 Rect. No. 28 Killa no. 22/23 (0-6), Rect. No. 32 Killa no. 1(7-19), 10(2-4), 13/1 (2-5), 2(8-0), 7/1/3(0-8), 8/1/3(2-14), 9(7-9) total kita 8 measuring 31 Kanai 05 Marla by share 448/625 (22 kanal 8 marla) (2.8 Acres) through mutation no. 831 situated in revenue estate of village Madhiyan Kalan, Tehsil and District Rewari as per Jamabandi Year 2019-20

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 22 Kanals 8 Marla (2.8 Acres) hereinafter referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari (Total land measuring 22K-8M (2.8 Acres) hereinafter referred to as the said land).

the executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement, dated - 12.1.2014, with M/s Jai Ganga Castle Private Limited through its Authorised Signatory- Mr. Rahul Sharma.

RHYTHM SPACE TECH
Rahul Sharma
Auth. Sign

OWNERS

For Jai Ganga Castle Private Limited
Rahul Sharma
Authorized Signatory
DEVELOPER

Reg. No.

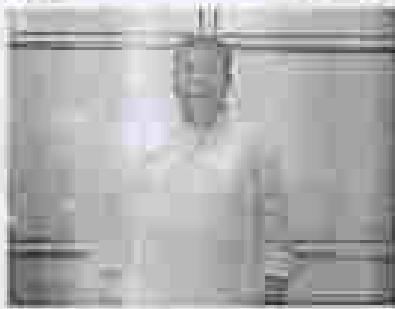
Reg. Year

Book No.

31

2024-2025

4



रेजिस्ट्रार



अधिकारी



गवाह

उपसमयुक्त पंजीयन अधिकारी

बैठकाट :- MR. RUPESH MISHRA OTHER RHYTHM SPACE TECH.
REWARD :- 1000/-

आधिकार :- MR. RAHUL SHARMA OTHER GANGA CASTLE PVT
LTD. :- 1000/-

गवाह 1 :- RAJPAL ADV. 1000/-

गवाह 2 :- DAWAN KUMAR 1000/-

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 31 आज दिनांक 12-06-2024 को बही नं 4 जिल्द नं 348 के पृष्ठ नं 47.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 100 से 103 पर लिपिकों वाली। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा और सामने किये हैं।

दिनांक 12-06-2024

उपसमयुक्त पंजीयन अधिकारी सिवाही

सिवाही

100

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had agreed to execute a Special Power of Attorney in favour of the M/s. Jai Ganga Castle Private Limited or its nominees and accordingly, the Executants hereby jointly and severally nominate, appoint and constitute the nominees of M/s. Jai Ganga Castle Private Limited namely Shri Ashok Kumar (Aadhar 3949 6196 3139) and / or Mr. Vikas Garg (Aadhar No. 7919 5246 6219) as their Special Power of Attorney and authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following, acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony / commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To apply, claim refund, receive the refund of the licence fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;

OWNERS

RHYTHM SPACE TECH

[Signature]

Auth. Sign

DEVELOPER

[Signature]

Authorized Signatory

5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.
6. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
8. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement 1587 dated 12.06.24
9. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement 1587 dated 12.06.24

RHYTHMSIDE TECH

[Signature]
Auth. Sign.

OWNERS

For all Group Certificate Purpose Use

[Signature]
Auth. Sign.

DEVELOPER

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 27th day of June 2024 at Rewari.

Executants

RHYTHM SPACE TECH
[Signature]
Auth. Sign.

M/s Jai Ganga Castle Pvt. Ltd.
through its duly authorized person
Shri Rajni Sharma

M/s Jai Ganga Castle Pvt. Ltd.
[Signature]
Authorized Signatory

Witnesses

[Signature]
1. Rajpal Advocate Rewari

2. *[Signature]*
Pawan Kumar H.O. Mr. Sube Singh
H.O. Mandhya Kolan

OWNERS

DEVELOPER

Indian-Non Judicial Stamp
Haryana Government

Date: 28/05/2024

Certificate No: 50270004E181
GAN No: 117082162

Stamp Duty Paid: ₹ 1000
Penalty: ₹ 0

Seller / First Party Detail

Name: Rajan singh
H.No/Floor: Na
Ch/Village: Mandhiya kalan
District: Rewari
State: Haryana

Buyer / Second Party Detail

Name: Jai janta Construction
H.No/Floor: Na
Ch/Village: Delhi
District: Delhi
State: Delhi

Registration No: 26
08/06/2024

For Jai Janta Construction Private Limited
Developer
Approved Signatory

SPECIAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that Sh. Sajjan Singh (Aadhar No. 9149 3750 9868) (PAN GDUPS5635C) resident of Village Mandhiyaiya Kalan, Rewari-123401 (hereinafter referred to as "Executants")

AND WHEREAS:

- Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-

OWNERS:

Sajjan Singh

पत्रांक नं:26

दिनांक:03-06-2024

डीड संबंधी विवरण

डीड का नाम SPA
जहसील/सब-जहसील रिवाड़ी
गांधी/राजपुर भादिया काला

घन संबंधी विवरण

एग्री 3 सप्टे स्टाकन ड्यूटी की एग्री 1000 सप्टे
स्टॉकन नं: 002400040181 स्टॉकन की एग्री 1000 सप्टे
एडमिस्ट्रेशन पीस की एग्री 100 ECholam 1171725000 पसिडन शुल्क 3 सप्टे
डाबल
Droffed By: VA Service Charge:200

यह पत्रांक आज दिनांक 03-06-2024 दिन सोमवार सुबह 4:32:00 PM बजे बीबीसीसी कुमारी
SAJAN SINGH पुत्र आनंद रामजी शिवराज MANDEYA LALA द्वारा परीक्षण हेतु प्रस्तुत किए गए।

Sanjay Singh

[Signature]
अधिसूक्त जमीन अधिकारी (मिनी)
संयुक्त एवं टैक्स
रवाड़ी

उपस्थित परामर्शकारी
SAJAN SINGH

अपस्थित परामर्शकारी व बीबीसीसी कुमारी: JAL GANGA CATTLE PVT LTD (मं. राणी. SHARMA MOTHER) रहित है।
पुत्र बनेक के लपरी की दोनो पत्नी
ने सुनकर एवं समझकर स्वीकार किए। (दोनों पत्नी की पहचान बीबीसीसी कुमारी RAJPAL ADV पति - मिनी: SHYAM
व बीबीसीसी कुमारी PANKAJ KUMAR (मं. जूडे SINGH)
मिनी: JEEWARI ने की।
साथी नं:1 को इन सम्बन्धित (अधिकार) के रूप में जगते है तथा वह साथी नं:2 की पहचान करता है।

[Signature]
अधिसूक्त जमीन अधिकारी (मिनी)

दिनांक: 03-06-2024

[Signature]
संयुक्त एवं टैक्स
रवाड़ी

0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kita 7 measuring 42 kanal 08 marla by share 279/848 (13 kanal 19 marla) (1.74375 Acres) through mutation no. 811 and 820 and Fard jamabandi Year 2019-2020 situated in revenue estate of village Madhiya Kalan, Tehsil and District Rewari

The aforementioned land is now part of sector-22 Rewari.

(Total land measuring 13 kanal 19 marla (1.74375 Acres) hereinafter referred to as the said land)

The aforementioned land is now part of Sector-22, Rewari. (Total land measuring 13K-19M (1.74375 Acres) hereinafter referred to as the said land).

the executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement dated - 03.06.21 with M/s Jai Ganga Castle Private Limited through its Authorised Signatory- Mr. Rahul Sharma S/o Sh. Madan Lal Sharma R/o Uttam Nagar Rewari.

WHEREAS in terms of the aforesaid agreements of collaboration, the Executants had agreed to execute a Special Power of Attorney in favour of the M/s Jai Ganga Castle Private Limited or its nominees and accordingly, the Executants hereby jointly and severally nominate, appoint and constitute the nominees of M/s Jai Ganga Castle Private Limited namely Shri Ashok Kumar (Aadhar 3949 6196 3139) and / or Mr. Vikas Garg (Aadhar No. 7919 5246 6219) as their Special Power of Attorney and authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following acts, deeds and things for and on behalf of Executants and in name of the Executants:-

Sujay Ghosh

[Signature]
Authorised Signatory

OWNERS

DEVELOPER

Reg. No.

Reg. Year

Book No.

28

2024-2025

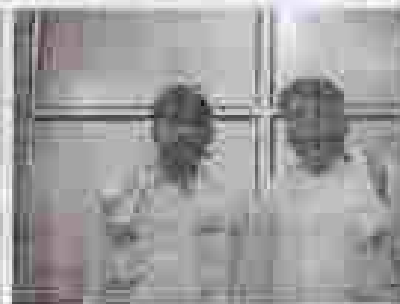
4



पेशवाजी



अधिकृत



गवाह

अनुसंधान पंजीयन अधिकारी

पेशवाजी > SAJJAN SINGH

अधिकृत > SHU RAHUL SHARMA/DHERAJI GANGA CASTLE PVT LTD

गवाह 1 :- RAJ PAL ADV

गवाह 2 :- PAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश करसंक 28 आज दिनांक 03-06-2024 को बही नं: 4 विन्द नं 348 के पृष्ठ नं: 88.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 विन्द नं 5 के पृष्ठ संख्या 85 से 88 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने इस्तेमाल/विद्यालय अंगुठा मेरे सामने बिन्दे है।

दिनांक 03-06-2024

अनुसंधान पंजीयन अधिकारी निजली

संयुक्त पत्र संविधान
विभाग

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony/ commercial colony or such others similar use.
2. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee etc., to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To apply, claim refund, receive the refund of the licence fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS.
5. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.
6. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property except if a case is filed between the parties to this special power of attorney.
7. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.

OWNERS

S. J. Singh

DEVELOPER

8. It is expressly clarified that such and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement 1342... dated 08.06.24

9. To sign the zoning plan/building plan for the approval of project to file it with the concerned authority.

10. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the land in terms of the said Collaboration Agreement 1342... dated 08.06.24

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

IN WITNESS WHEREOF, the Executants have signed this Special Power of Attorney on this 03rd day of ~~Jan~~ ^{Jan} 2024 at Rewari.

Executants

Sujan Singh

M/s Jai Ganga Castle Private Limited

through its duly authorized person Rahul Sharma

For Jai Ganga Castle Private Limited

Rahul Sharma
Authorized Signatory

Witnesses

1. *Rajpal Ar. Rewari*

2. *Pawan Kumar*
Pawan Kumar Mo Sh. Sube Singh
Mo Maudhy. Kalan

OWNERS

Sujan Singh
03/02/24

DEVELOPER

