

पत्रिका नं. 1128

दिनांक: 23-05-2024

डीड संबंधी विवरण

डीड का नाम: COLLABORATION AGREEMENT

सहकारी/साव-दृष्टीस विवाही

साव/सदस्य: मांडिया कला

घन संबंधी विवरण

दरि 0030000 रुपये

स्टाम्प एचटी की दरि 133000 रुपये

स्टाम्प नं.: SW2024111

स्टाम्प की दरि 133000 रुपये

एलिसटेशन कील की दरि 22000 रुपये

EDNumber: 110251014

वॉलिटि गुणक: 0 रुपये

Dated by: YA

Stamp Number:

यह पत्रिका घन दिनांक 23-05-2024 दिन बुधवार समय 4:57:00 PM को बीबीसीसी नुमाही PAVAN KUMAR पुत्र SUNIL KUMAR सिद्ध मण्डिया कला द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीकरण अधिकारी (विवाही)

हस्ताक्षर उपायुक्त
PAWAN KUMAR

अशोक शिखरी व बीबीसीसी नुमाही JAI GANGA CASTLE PVT LTD BHOJAPUR SHUKRAO THRU हस्तित है।
युवा पंजीकरण के उपरान्त बीबीसीसी नुमाही
नी नुमाही तथा उपायुक्त नुमाही किया दिनांक 23/05/2024 को सावकाश बीबीसीसी नुमाही JURENDR KAMBERDAS पुत्र -
शिखरी BHOJAPUR व बीबीसीसी नुमाही HITESH KUMAR पुत्र MUKESH KUMAR
शिखरी BHOJAPUR के बीच।
माही नं. 1 को इस अन्वयस्थ अधिकारता के अन्तर्गत है तथा यह माही नं. 2 को सावकाश करता है।

उपस्थित पंजीकरण अधिकारी (विवाही)

दिनांक 23-05-2024

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

Between

1. Sh. Pawan Kumar (Aadhar No. 3954 6581 5215)(PAN
BMLPE3604C) S/o Sube Singh Resident of Village Mandhiya
Kalau, 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/x 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,
Gurgaon-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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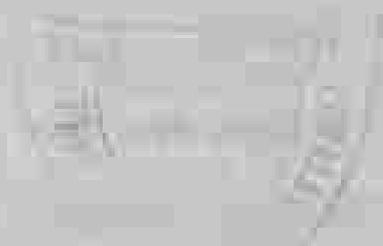
दिखावटी



दीखर



सवाह



उपस्थित पंजीयन अधिकारी

दिखावटी :- PAWAN KUMAR

दीखर :- Mr. RAHUL SHARMA OTHER JANGGA CASTLE PVT LTD

सवाह 1 :- SURENDER NAMBARDAN

सवाह 2 :- HITESH MISRA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1128 आज दिनांक 23-05-2024 को बही नं. 1 जिल्द नं. 872 के पृष्ठ नं. 325 पर किया गया तथा इसकी एक प्रति अतिरिक्त बांधी गइया 1 जिल्द नं. 50 के पृष्ठ संख्या 57 से 60 पर लिपिकवाई गयी। यह भी प्रमाणित किया जाता है कि इस प्रस्तावके के प्रस्तुतकर्ता और सवाहों ने उपर्युक्त प्रस्तावपत्रिका अगुवा से साहमी किये है।

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दिनांक: 23-05-2024

उपस्थित पंजीयन अधिकारी सिवाही

(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:

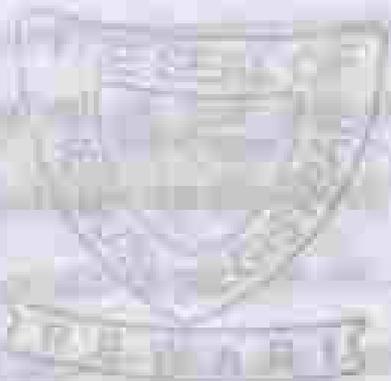
- i) Owner is lawful owner in possession of land comprising in Khewat No. 131 Khata No. 141 Rect. No. 28 Killa no. 3/2/2 (0-1) measuring 0 kanal 1 Marla through Mutation No. 751 and Khewat No. 131 Khata NO. 141 Rect no. 28 killa no. 3/2/1 (6-3),4/2 (0-9),7 (8-0), 8 (8-0) kita 4 measuring 22 kanal 12 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

For Jai Group, Gurgaon, Haryana
Jai Group
Authorized Signatory

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(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

Pakistan

The All Group Development Limited

Joint Sign
Authorized Signatory

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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 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/s. Goyal Datta, Puri & Co.


Anand Kumar

THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN OF STUDENTS

CHICAGO, ILLINOIS 60637



THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN OF STUDENTS

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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:

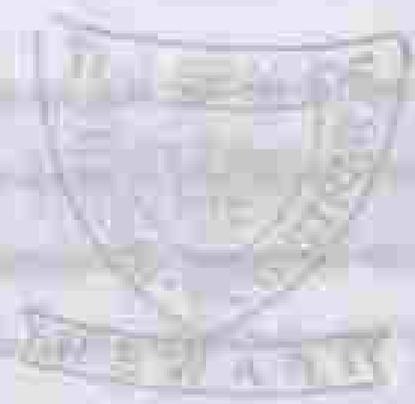
Rajesh Kumar

For the Owner/Colonist/Project/Company

Rajesh Kumar
Authorized Signatory

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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.

Rajoon Kumar

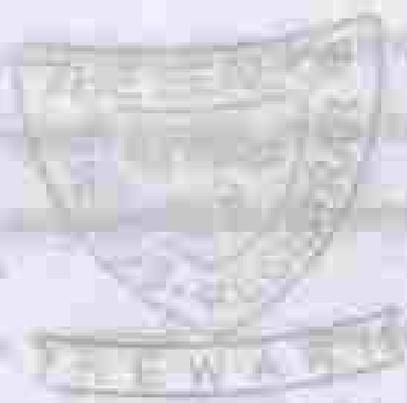
ICICI Bank Limited
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Authorized Signatory

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

1954

TO THE HONORABLE SENATOR
JAMES M. HANCOCK
U.S. SENATE
WASHINGTON, D.C.

Dear Senator:



I am pleased to inform you that the
University of Chicago has received
a grant from the National Science
Foundation for the study of
the properties of the
solid state of matter.

Sincerely,
The President

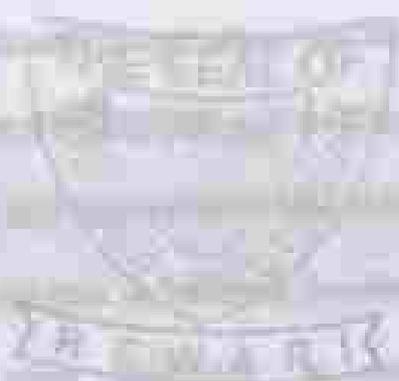
THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5700 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

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

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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



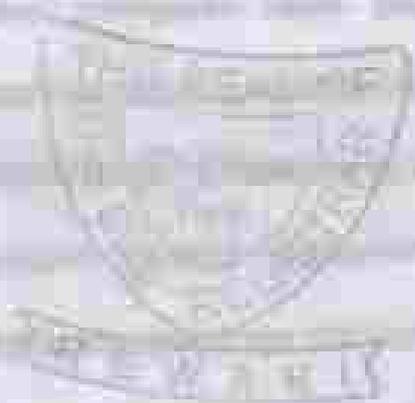
For and on behalf of Ganga Ganga Private Limited


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.

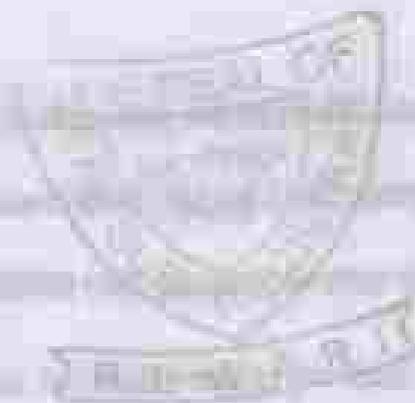
11. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority for the project shall be wholly to the account of the DEVELOPER.
12. That thereafter, the cost of construction of the said Affordable Housing Project including the charges and 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,

Raman Kumar

For the Group/Company/Project Limited

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
OWNER

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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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Authorized Signatory

The first part of the report deals with the general situation of the country and the progress of the work done during the year. It also mentions the various committees and sub-committees which have been formed to deal with the different aspects of the work.



The second part of the report deals with the financial position of the organization. It shows that the income has increased during the year and that the expenditure has also increased, but that the surplus has also increased.

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W. J. ...

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.

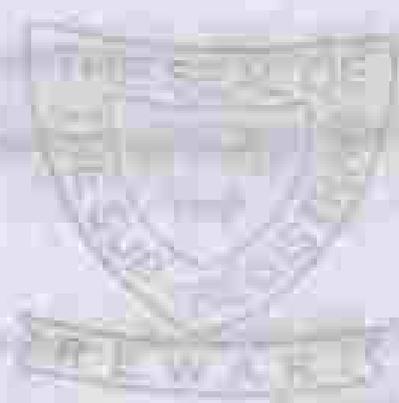
18. That in case any amount / fees/bank guarantee deposited with the government / any other authority is refunded to the OWNER, the same shall be returned to the DEVELOPER within 30 days of the receipt of the same and in the event of any delay beyond this period the OWNER will pay an interest @ 12% per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

Prakash 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

The first part of the report is a summary of the work done during the year. It is divided into two main sections: a general summary and a summary of the work done in each of the departments.

The general summary is divided into three parts: a summary of the work done in the laboratory, a summary of the work done in the field, and a summary of the work done in the office.

The summary of the work done in the laboratory is divided into two parts: a summary of the work done in the general laboratory and a summary of the work done in the special laboratories.

The summary of the work done in the field is divided into two parts: a summary of the work done in the general field and a summary of the work done in the special fields.

The summary of the work done in the office is divided into two parts: a summary of the work done in the general office and a summary of the work done in the special offices.



The summary of the work done in the laboratory is divided into two parts: a summary of the work done in the general laboratory and a summary of the work done in the special laboratories.

The summary of the work done in the field is divided into two parts: a summary of the work done in the general field and a summary of the work done in the special fields.

The summary of the work done in the office is divided into two parts: a summary of the work done in the general office and a summary of the work done in the special offices.

Very truly yours,

THE NATIONAL ACADEMY OF SCIENCES
WASHINGTON, D. C.

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

Rajesh Kumar

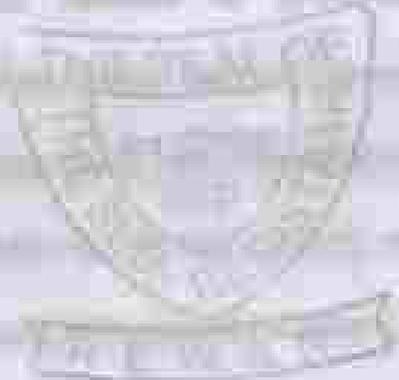
Rajesh Kumar

Very respectfully,
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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

Jagan Kumar

Jagan Kumar
20/11/2017

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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

Poojan Bawar

Jalwani

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

Rajesh Kumar

J. K. Sharma
Managing Director

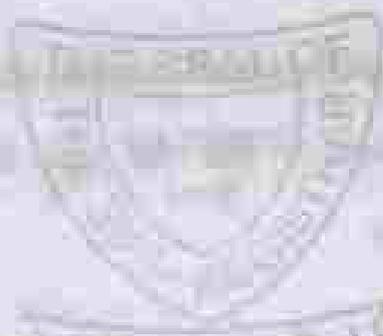
refundable amounts from the shares of the owners and to make payment to the allottee. Any and all refund to be made to the allottees shall remain the joint liability of the owners as well to the extent of their share.

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 Chandra
General Manager

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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.

Rajendra Kumar

For and on behalf of the Developer
Sudhakar Kumar
Developer

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 that 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

Pravin Kumar
Authorized Signatory

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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.

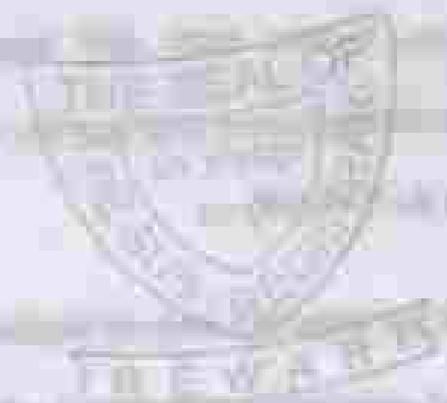
33. That the OWNER shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said complex and/or booking and sale of apartments the project building.
34. That on execution of this agreement, the DEVELOPER shall be entitled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

Pawan Kumar

For All Rights Reserved

[Signature]
Authorized Signatory

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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.

[Handwritten Signature]

FOURTH FLOOR, Gurgaon, Haryana

[Handwritten Signature]
AFFILIATED COMPANY

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 Developer/Client/Project/Agency

[Signature]
For the Developer/Client/Project/Agency

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

Pawan Kumar

I hereby certify that the above mentioned person has been appointed as _____ in _____ of _____.

Signature _____
Date _____



The undersigned hereby certifies that the above mentioned person has been appointed as _____ in _____ of _____.

Signature _____
Date _____

Principal
The College of Education
Aligarh

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

[Signature]
OWNERS

[Signature]
DEVELOPER

Witnesses:

[Signature]
Witness (1) Name: _____
Address: _____
Pin - Code: _____
Mob: _____

[Signature]
Witness (2) Name: _____
Address: _____
Pin - Code: _____

[Signature]
Date: 29/05/24



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**Indian-Non Judicial Stamp
Haryana Government**

Date: 11/06/24

Certificate No: 2022024/151 Stamp Duty Paid: ₹ 26200
 GRN No: 0117609664 Penalty: ₹ 0

Seller / First Party Detail

Name: Robesh Kumar
 H.No/Floor: NA Sector/Ward: NA Landmark: Mandhiya Kalan
 City/Village: Rewari District: Rewari State: Haryana
 Pincode: 127442

Buyer / Second Party Detail

Name: Ati Ganga Cante private limited
 H.No/Floor: NA Sector/Ward: NA Landmark: Vijaya Nagar
 City/Village: Gurgaon District: Gurgaon State: Gurgaon
 Pincode: 122002

Purpose: non-judicial stamp paper for collaboration

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

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 Ati Ganga Cante Private Limited
Ati Ganga
 Authorized Signatory

पत्र सं. 1588

दिनांक: 12-08-2024

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	मण्डिया कला
पत्र संबंधी विवरण	
पत्र सं. 6385825 एवं	स्टाम्प ड्यूटी की रशि 128112.5 एवं
स्टाम्प नं. : SHK2024/131	स्टाम्प की रशि 128200 एवं
रजिस्ट्रेशन कीमत की रशि 34000 ₹08	EChallan:11781056E रजिस्ट्रेशन शुल्क 00 एवं
Drafted by: VA	अनुमोदित/प्रमाणित

यह पत्र सं. 12-08-2024 दिनांक बुधवार रात 4:07:00 PM को श्री/श्रीमती/शुभारो
 RAKESH KUMAR पुत्र SUBE SINGH निवासी MANDIYA KALA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अनुमोदित/प्रमाणित (रिवाड़ी)

इस्ताफा प्रस्तुतकर्ता
 RAKESH KUMAR

अनुमोदित/प्रमाणित श्री/श्रीमती/शुभारो JAI GANGA CASTLE PVT.LTD निवासी RAHUL BHARMAGHRIER द्वारा है।
 पत्र सं. 6385825 के तहत की दोनो पत्रों
 के मुकाम जय सदाशिव स्टील काल (दोनों पत्रों की पहचान श्री/श्रीमती/शुभारो ANANTPAL NUNBERDAR निवा -
 निवासी HANGAAL श्री/श्रीमती/शुभारो PAWAN KUMAR निवा SUBE SINGH
 निवासी MANDIYA KALA में की।
 पत्र सं. 6385825 के तहत प्रमाणित के तहत से जारी है तथा यह पत्र सं. 6385825 की पहचान करता है।

अनुमोदित/प्रमाणित (रिवाड़ी)

दिनांक 12-08-2024

This Collaboration agreement is executed at Rewari on this 12th 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

Jal Ganga Castle Private Limited
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1588

2024-2025

1



मालकी



करीदार



साक्षी

उपासयुक्त पंजीयन अधिकारी

मालकी :- RAKESH KUMAR

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

साक्षी 1 :- ANANTPAL NUMBERDAR

साक्षी 2 :- PAWAN KUMAR

घमना पत्र

घमना किया जाता है कि यह परीच क्रमांक 1588 आज दिनांक 12-06-2024 को बही नं 1 जिल्द नं 672 के पृष्ठ नं 118.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 70 के पृष्ठ संख्या 44 से 47 पर बिधबाई गयी। यह भी घमना किया जाता है कि इस दरतावेज के पस्तुतकारी और नकली नं अपने इच्छा/मिशन अगुआ भरे सामने किये है।

दिनांक 12-06-2024

उपासयुक्त पंजीयन अधिकारी रिवाटी

(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 kota 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)

Raksh

For JSC Group Centre Private Limited

JSC Group

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.

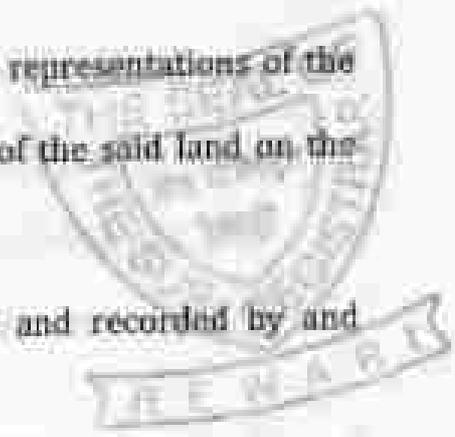
For Jai Group Capital Private Limited

Jai Group
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 Owner/Developer/Party

Gulab Chaudhary

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:

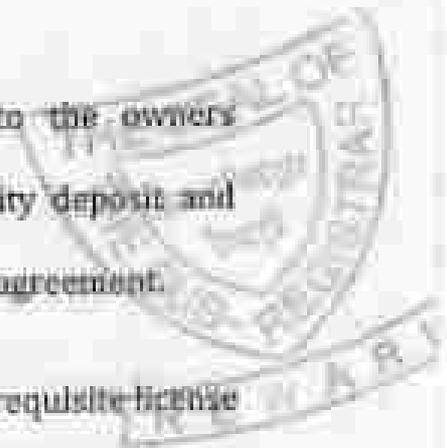
Amount paid to owner Rs. 64,00,000/- (Rupees Sixty Four Lakhs Only) vide Ch. No. 001034 Dated 24.05.2024 of ICICI Bank Limited as Interest Free Refundable/adjustable Security.

Rakesh

The Joint Single Credit Profile Limited


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.



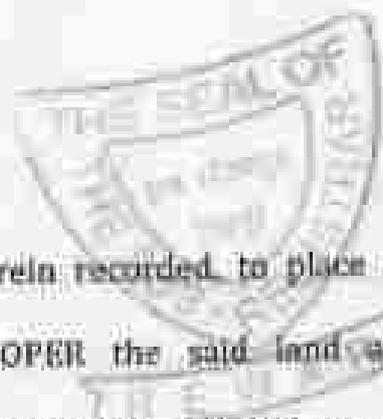
6. That the DEVELOPER shall apply for and obtain the requisite license for developing an affordable Housing Project upon the said land from the Town & Country planning Department Haryana.

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

Prakash Singh
Prakash Singh
Prakash Singh



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 Sri Ganja Co. 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

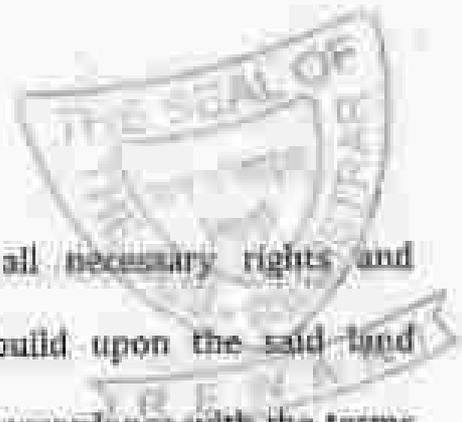
For and to the Charge of the Director
Rakesh Sharma
Additional Secretary

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


Jahnu Chandra
Assistant Secretary



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]
[Name]



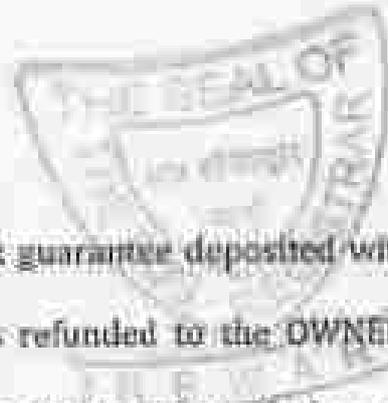
sufficient for obtaining the loan. However, if any other document written consent or appearance of the owners will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.

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 Developer/Builder/Contractor

Jahat Shetty
Contractor/Builder



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, lightning 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

For the Project Developer
John Sany
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/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.

Rakesh

For and on behalf of the Developer
[Signature]
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.

Rakesh

Rakesh
Registrar



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
Abul Kalam



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

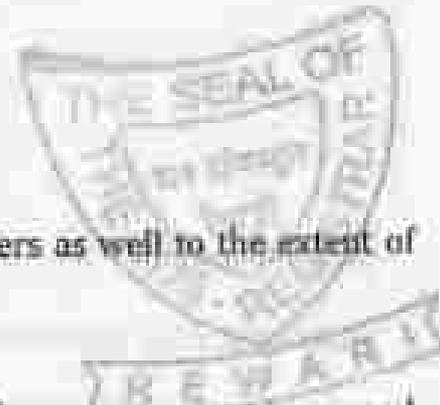
[Signature]
[Name]
[Title]



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

Principal Officer, Housing (City)
Jalaluddin
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.

R. K. Sharma

For and on behalf of Gurgaon Projects Limited

Arjun Sharma
Authorized Signatory



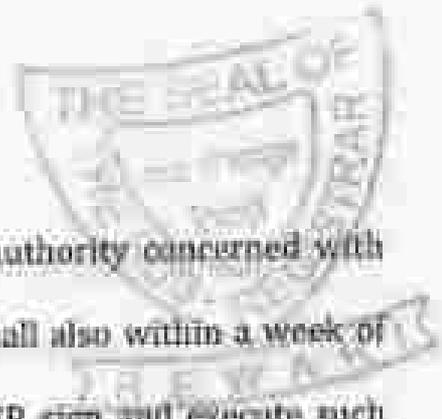
proportionately. The sale consideration realized from sale of additional area constructed against increased floor area ratio shall retained the DEVELOPER as per percentage agreed in this agreement and hereinabove defined. In case the owner do not want to avail such increase the area or fail to make the 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

Rakesh

For the Government of Karnataka
[Signature]



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.

Rakash

For Ja Group Centre Private Limited

Jalindhar

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

Rafiq

For the Developer
Rafiq

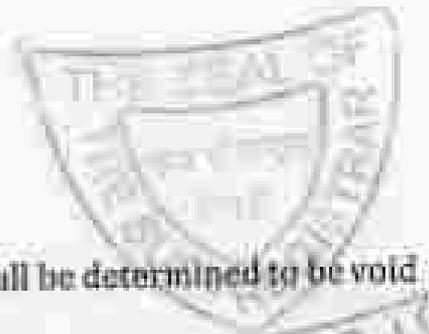
the premises of the said land with the legend that the building to be constructed as above is an Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have temporary site office in any part of the said land.

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.

Rakshita

For All Group Credit Facility Group
Indu Shah
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

Rakesh

For Jai Group of Companies Limited

Jai Group of Companies Limited

Arbitrator



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.

Rafique

For M Ganga Coals Private Limited

M. Ganga
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

[Signature]
OWNERS

For Jai Geeta Centre Private Limited
[Signature]
DEVELOPER

Witnesses:

[Signature]

[Signature]

[Signature]

[Signature]



ATC

**Indian-Non Judicial Stamp
Haryana Government**

CHITRAN No. **20W0004212** **11884117** Stamp Duty Paid: **₹ 1000**
 CHITRAN No. **11884117** **11884117** Penalty: **₹ 0**

Section 1 First Party Detail

Name: **Water supply Dept** **1129**
 Address: **101** **Section: 1** **Landmark: 101** **State: Haryana**
 City/Village: **Meerut** **District: Meerut** **Pin: 131001**
 Phone: **911111**

Section 2 Second Party Detail

Name: **Jai group water supply department agency of Haryana**
 Address: **101** **Section: 1** **Landmark: 101** **State: Haryana**
 City/Village: **Meerut** **District: Meerut** **Pin: 131001**
 Phone: **911111**

Reason: **Water supply Dept for installation**

**Indian-Non Judicial Stamp
Haryana Government**

CHITRAN No. **20W00042300** **11884117** Stamp Duty Paid: **₹ 1000**
 CHITRAN No. **11884117** **11884117** Penalty: **₹ 0**

Section 1 First Party Detail

Name: **Water supply Dept**
 Address: **101** **Section: 1** **Landmark: 101** **State: Haryana**
 City/Village: **Meerut** **District: Meerut** **Pin: 131001**
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Section 2 Second Party Detail

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 Address: **101** **Section: 1** **Landmark: 101** **State: Haryana**
 City/Village: **Meerut** **District: Meerut** **Pin: 131001**
 Phone: **911111**

Reason: **Water supply Dept**

RHYTHM SPACE TECH
Auth. Sign

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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 SPACE TECH
Hitesh Mishra
Auth. Sign

REWARI SPACE DEVELOPMENT
Hitesh Mishra
Authorized Sign

Reg. No.

Reg. Year

Book No.

1129

2024-2025

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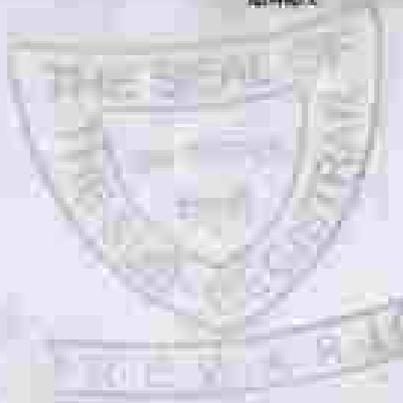
आवेदक



अभिभावक



साक्षर



अध्यायक पंजीयन अधिकारी

आवेदक :- Mr. HITESH MISRA THE RHYTHM SPACE TECH

अभिभावक :- Mr. RAHUL SHARMA THE GANGA CASTLE PVT LTD

साक्षर 1 :- ANANTPAL NAMBERDAR

साक्षर 2 :- PAVAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1129 आज दिनांक 23-05-2024 को बही में 1 जिल्द में 872 के पृष्ठ में 3.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द में 50 के पृष्ठ संख्या 01 से 04 पर विद्यमान है। यह भी प्रमाणित किया जाता है कि इस दरखास्त के परस्तकर्ता और साक्षरों में अपने-अपने इस्तफा-मिराज अमूल्य की सामने किए हैं।

दिनांक 23-05-2024

अध्यायक पंजीयन 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 Sign

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- f) 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
Kishan Kumar
A/R, SDR

For the Group/Client/Project/Contract
[Signature]
[Name]

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 Mandhlyan Kalan,

RHYTHM SPACE TECH
AUG 2021
AUG 2021

Signature
AUG 2021

Tehsil and District Rowari 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

RYTHASRIKESH TEOKI
Wakil
Adv. Sgnt.

RYTHASRIKESH TEOKI
Wakil
Adv. Sgnt.

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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.

ROYTEK SPACE TECH
Auth. Sign

For All Group Coord. Project Linked
Auth. Sign

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OFFICE OF THE
SECRETARY OF THE
TREASURY

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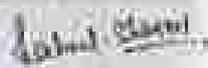
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7. The owner have executed and registered a Special power of attorney in favour of the developer/nominee of the developer authorising the developer to develop the said project and to allot and alienate the apartments to be built along with share in 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

Auth Sign

The Joint Group Development

Auth Sign

The first part of the report discusses the current state of the world economy and the challenges it faces. It highlights the impact of the global financial crisis and the need for coordinated international action to address the economic downturn. The report also discusses the role of the International Monetary Fund (IMF) in providing financial assistance and technical support to member countries.



The second part of the report focuses on the specific challenges faced by developing countries. It discusses the impact of the global financial crisis on these countries and the need for targeted support to help them recover. The report also discusses the role of the IMF in providing financial assistance and technical support to these countries.

Director General
International Monetary Fund
Washington, D.C.

Very truly yours,
[Signature]
Director General

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 SPA/TECH
[Signature]
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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.

Auth. Sign.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
540 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607
TEL: 773-936-3700

Dear _____,
I am pleased to inform you that your application for admission to the M.S. program in Chemistry has been reviewed and you have been accepted.



Your admission is contingent upon your successful completion of the required entrance examinations. Please contact the Department of Chemistry at the above address for further information.

Very truly yours,

Chairman, Graduate Committee

Enclosed are your admission letter and a copy of the University of Chicago Catalog.

THE UNIVERSITY OF CHICAGO
540 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607

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.

AMIT KUMAR
SENIOR ARCHITECT
Auth. Sgn.

For the Developer/Project Owner

Auth. Sgn.

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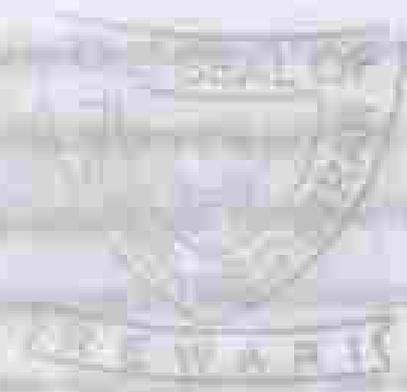


14. That the Owners are aware that the Special Power of Attorney is being executed and registered by them in favour of the Developer and the same shall not be terminated/revoked by the Owner and any attempt in this regard shall not be binding on the Developer and shall have no effect whatsoever on the 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

RHYTHM SILICE TECH
Auth: Sign

For all Group Development Level
Auth: Sign

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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.

RHYTHM SPACE TECH

ANIL SINGH

The JCB Group Construction Limited

Authorized Signatory

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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, lightning 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.

PHYSICS SPACE TECH
Wishu Patel
AUG 2024

PHYSICS SPACE TECH
Wishu Patel
AUG 2024

The first part of the report deals with the general situation of the country and the progress of the work done during the year. It also contains a list of the names of the members of the committee and a list of the names of the persons who have been elected to the office of the secretary and the treasurer.



The second part of the report deals with the financial statement of the organization for the year. It shows the income and expenditure of the organization and the balance of the fund at the end of the year. It also contains a list of the names of the persons who have been elected to the office of the secretary and the treasurer.

Secretary
Treasurer

Secretary
Treasurer

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

RHYTHM SPACE TECH
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THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

PH.D. THESIS

BY



THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PH.D. THESIS

BY

THE UNIVERSITY OF CHICAGO

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

ANANTH SIVARAJU
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THE SEAL OF THE UNIVERSITY OF CAMBRIDGE

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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.

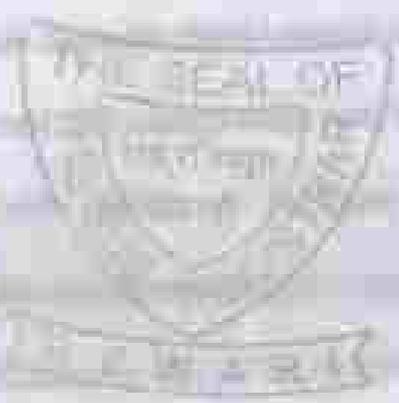
24. That it is further agreed and understood between the parties that all sale proceeds/realisations/interest/penalties from the project shall be deposited in an Escrow bank account, which shall be operated by the DEVELOPER. It has been agreed that the developer shall be solely responsible and entitled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

RHYTHM SERVICE TECH
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For as Trustee/Co-trustee/Trustee
Auth. Sign

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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

RHYTHM PARK E TECH
Wahid Khan
KASHI BIRJI

For and on behalf of the Project Owner
Wahid Khan
Project Owner

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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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2024/05/01

[Signature]
2024/05/01

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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.

RHYTHM SURFACE TECH
Auth. Sign

For the Owner/Developer/Builder/Contractor

Auth. Sign

Signature

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CHICAGO, ILLINOIS



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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
[Signature]
A/C No. 5/01

Projecting Co. Proprietor
[Signature]
A/C No. 5/01

The first part of the document is a list of names and titles, including the names of the members of the committee and the names of the institutions they represent. The list is organized in a table-like format with columns for names and titles.

The second part of the document is a list of names and titles, similar to the first part, but with different names and titles. It also appears to be organized in a table-like format.



The third part of the document is a list of names and titles, continuing the list from the previous sections. It is organized in a table-like format.

The fourth part of the document is a list of names and titles, continuing the list from the previous sections. It is organized in a table-like format.

The fifth part of the document is a list of names and titles, continuing the list from the previous sections. It is organized in a table-like format.

The sixth part of the document is a list of names and titles, continuing the list from the previous sections. It is organized in a table-like format.

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

RHYTHM CONSTRUCTION
Auth. Sign.

Auth. Sign.

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.

WITNESSED BY
[Signature]
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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

RINTECH LAIFTECH
Auth. Sign

Auth. Sign

The first part of the document is a letter from the Secretary of the Ministry of Education to the Director of the Department of Education. The letter discusses the current state of the education system and the need for reform. It mentions the importance of improving the quality of teaching and learning, and the need to address the challenges of a rapidly changing world. The letter also mentions the need to increase the number of teachers and to improve the training of existing teachers. The letter concludes with a request for the Director to take the necessary steps to implement the reforms.



The second part of the document is a report on the progress of the reforms. The report states that the reforms have been implemented in a timely and effective manner. It mentions that the quality of teaching and learning has improved, and that the number of teachers has increased. The report also mentions that the training of existing teachers has been improved. The report concludes with a statement of confidence in the future of the education system.

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

RHYTHM SPACE TECH
Rishi Singh
Auth. Sign.

Prakash Singh
Auth. Sign.



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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

RHYTHM SINCE TECH
OWNERS

DEVELOPER

WITNESSES

STANBHI

STANBHI
101-21102 (101)

[Signature]
23/05/24

Pawan Kumar

Pawan Kumar Sr. Consultant
Gya Ma Road, Hyderabad

1700



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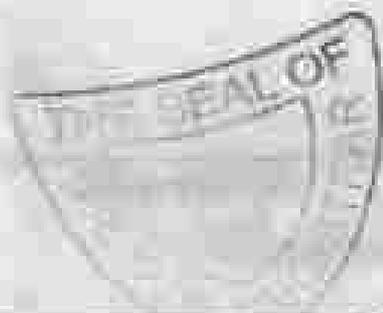
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**Indian Non-Judicial Stamp
Karnataka Government**

Date: 20/05/24

Certificate No: 200502486 **116951109** Stamp Duty Paid: ₹ 22800
 GRN No: 116951109 **116951109** Property: F2
 Seller / First Party Detail

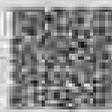
Name: Rhythm Space Tech Landmark: Sector 10
 Plot No: 100 Subplot: 4 City: Bengaluru State: Karnataka
 City/Village: Rowal District: Davangere Taluk: Hargalur
 Pincode: 577110

Buyer / Second Party Detail

Name: Jai Shree Ganga Housing Limited Landmark: Sector 10
 Plot No: 100 Subplot: 4 City: Bengaluru State: Karnataka
 City/Village: Rowal District: Davangere Taluk: Hargalur
 Pincode: 577110

Remarks: Not judicial stamp paper as per government agreement

1130
20/05/24



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

 Auth. Sign


 Jai Shree Ganga Housing Limited

परीच नः 1130

दिनांक: 23-05-2024

डीड संबंधी विवरण

डीड का नाम: COLLABORATION AGREEMENT

तहसील/सब-तहसील: विवाही

गांव/गाँव: नंदिना कला

घर संबंधी विवरण

प्लॉट नं: 11400000-अपने

स्टाम्प ड्यूटी की रकम: 228000-अपने

स्टाम्प नं: 3096270448

स्टाम्प की रकम: 228000-अपने

रजिस्ट्रेशन बीज की रकम: 80000-अपने

EC Number: 114001109

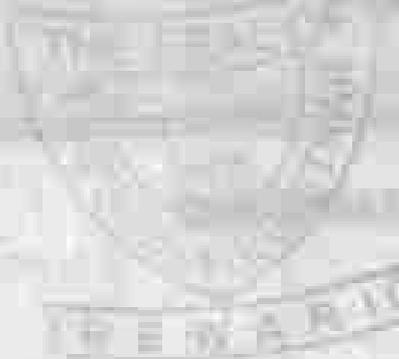
रजिस्ट्रेशन शुल्क: 0-अपने

Drawn By: VA

Serial Charge: 0

यह परीच आज दिनांक 23-05-2024 दिन बुधवार रात 5:13:00 PM बजे सीबीडीडी, कुशी

RHYTHM SPACE TECHNIK HITESH NEHAONDE, मिश्र HIRWAR द्वाारा पंजीकरण हेतु प्रस्तुत किया गया।



उपरोक्त पंजीकरण (विवाही)

सहायक पंजीकारी
RHYTHM SPACE TECHNIK

उपरोक्त पंजीकरण हेतु सीबीडीडी, कुशी (MANGAL CASTLE PVT LTD BILTAHUL, BHARADWAJ) द्वारा है।
यह परीच के तहत की गयी है।
में कुलम 25% समझौता जमागत किया (होते) पंजी की पंजीकरण सीबीडीडी, कुशी (ANANTAL KAMRUDDIN) मिश्र -
मिवाही HANGAL व सीबीडीडी, कुशी (PAWAN KUMAR) मिश्र (SUBESINGH)
मिवाही (MANDITA KALA) में की।
राजी ल। को इन समझौता (जमागत) के रूप में जमाते है तथा यह बाकी रकम की परतगत करता है।

उपरोक्त पंजीकरण (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 SPACE TECH


Aith. Sign.

For Jai Ganga Castle Private Limited



Authorised Company

Reg. No.

Reg. Year

Book No.

1130

2024-2025

1



लेखक



दफ़्तर



संवाद



उपस्थित पंजीयन अधिकारी

लेखक :- Mr. HITESH MISHRA OTHER RHYTHM SPACE TECH

[Handwritten Signature]

दफ़्तर :- Mr. RAHUL SHARMA OTHER LAL GANGA CASTLE FVT

LTD *[Handwritten Signature]*

संवाद :1 :- ANANTPAL NAMBERDAR

संवाद :2 :- PAYAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह पुस्तक क्रमांक 1130 आज दिनांक 23-05-2024 को सी. नं. 1 जिल्द नं. 672 के मुद्रण नं. 3,75 पर किया गया तथा इसकी एक प्रति अतिरिक्त इसी संख्या 1 जिल्द नं. 50 के मुद्रण संख्या 05 से 08 पर विपणन की गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के परामर्शकारी और सचिवों ने अपने दायित्वानुसार अंगूठा नई छापने किये हैं।

दिनांक 23-05-2024

उपस्थित पंजीयन अधिकारी दिल्ली

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:-

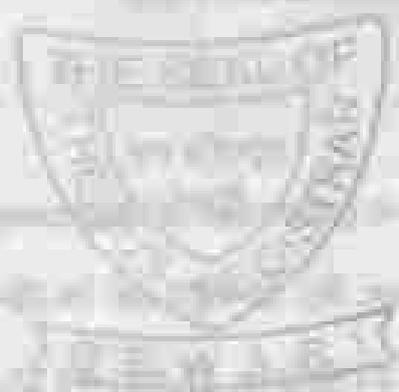
- i) Owner is lawful owner in possession of land comprising in Khewat No. 46 Khata No. 46 Rect. No. 28 Killa no. 19 (8-0), 20(8-0), 21(8-0), 22/1(3-8), Rect. No. 29 Killa no. 16/1(4-0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kitta 7 measuring 42 kanal 08 marla by share 320/848 (16 kanal 0 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.

RITVIK INFRA TECH
Rahul Sharma
Auth. Sign.

For and on behalf of the Developer
Rahul Sharma
Authorized Signatory

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(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

FOR THE SELLER
AUTH. SIGN.

FOR THE DEVELOPER
AUTH. SIGN.

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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
Wahid Khan
Auth. Sign.

For the Group Owner/Project Limited
Wahid Khan
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.

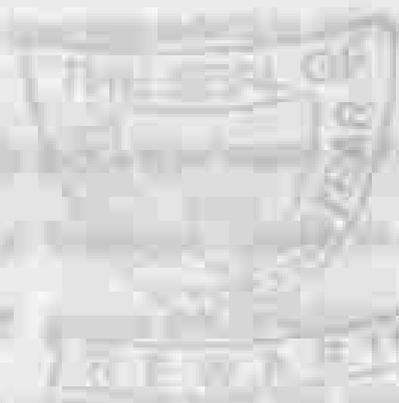
3. That similar to the ratios above, the land underneath the project shall also be under the entitlement of parties to the extent of 40% : 60%. The developer shall be legally entitled to the usage, utilization as well as ownership of 60% of said total land.
4. The owner is well aware of the fact that 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:

RHYTHM SPACE TECH
[Signature]
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For All Group Cells Phase I and II
[Signature]
Authorized Signatory

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...the ... of ...

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NEW YORK

NEW YORK

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.

PHOTON SPACE TECH
Anshu Singh
AUTH. SIGN.

PHOTON SPACE TECH
Anshu Singh
AUTH. SIGN.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

TO: [Name]
FROM: [Name]
SUBJECT: [Subject]

[Text]

[Text]

[Text]

[Text]

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

AUG 2024

For the Owner/Client/Project/Contractor

AUG 2024

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

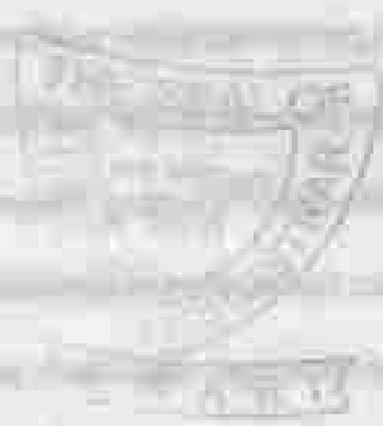
9. That the Building Plans for the proposed Affordable Housing Project shall be in accordance with conformity with the Zonal Plan and the Rules and bye-laws of the Town and Country Planning Department, Haryana, and/or any other competent authority as may be prescribed /applicable pertaining to the said 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

RHYTHM OFFICE TECH
JULY 2018
AUG 2018

Dr. J. P. Singh
J. P. Singh
J. P. Singh

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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,

FOURTH FLOOR TECH
Amit Singh

For & On Behalf of Project Director
Amit Singh

The first part of the report deals with the general situation of the country and the progress of the work done during the year. It also contains a list of the names of the members of the committee and of the persons who have assisted them in their work.



The second part of the report deals with the work done during the year. It contains a list of the names of the persons who have been employed during the year and a list of the names of the persons who have been discharged. It also contains a list of the names of the persons who have been promoted and a list of the names of the persons who have been demoted.

THE NATIONAL ARCHIVES
WASHINGTON, D.C.

THE NATIONAL ARCHIVES
WASHINGTON, D.C.

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.

RHYTHM SANGRE TECH

Anil Singh

For 360 Degree Realty Private Limited

Authorized Signatory

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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

RHYTHM SPACIOTECH
[Signature]
AUTH. SIGN.

The Authorized Owner/Project Leader
[Signature]
Authorized Signatory

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business or organization. The text also mentions the need for regular audits and the importance of having a clear system in place for tracking expenses and income.



The second part of the document provides a detailed overview of the various methods used to collect and analyze data. It covers both qualitative and quantitative research techniques, highlighting the strengths and limitations of each. The text also discusses the importance of ethical considerations in data collection and the need for transparency in reporting results.

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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

RHYTHM SPACE TECH

Auth. Sign

Mr. Jai Singh, Chairman

Authorized Signatory

1. The first part of the question is about the structure of the atom. It asks you to draw a diagram of an atom showing the nucleus and the electrons. The nucleus is made up of protons and neutrons, and the electrons are arranged in shells around the nucleus.

2. The second part of the question is about the periodic table. It asks you to name the elements in the first two groups and the last two groups. The first group is the alkali metals, the second group is the alkaline earth metals, the last group is the noble gases, and the second to last group is the halogens.



3. The third part of the question is about the properties of metals and non-metals. It asks you to list the properties of metals and non-metals. Metals are good conductors of heat and electricity, and they are malleable and ductile. Non-metals are poor conductors of heat and electricity, and they are brittle and not malleable or ductile.

Signature
Date

Teacher's Signature
Date

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

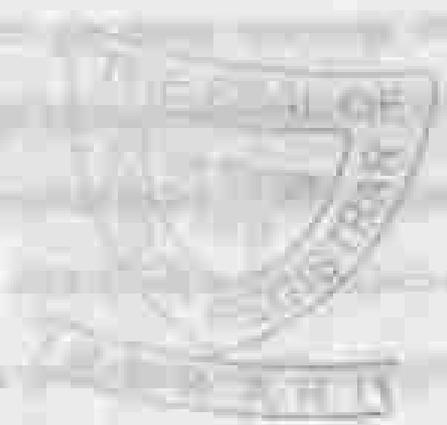
RHYTHM SPACE TECH

Aradhya Puley
Aradhya Puley

THE JALAN GROUP HOLDINGS LIMITED

Aradhya Puley
Aradhya Puley

The first part of the book is devoted to a general introduction to the subject of the history of the world. It is divided into two main parts, the first of which is devoted to the history of the world from the beginning of time to the present day. The second part is devoted to the history of the world from the present day to the future.



The second part of the book is devoted to a general introduction to the subject of the history of the world. It is divided into two main parts, the first of which is devoted to the history of the world from the beginning of time to the present day. The second part is devoted to the history of the world from the present day to the future.

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LIBRARY

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

[Signature]
M. S. S.

PSYTHIA SPINTECH Private Limited

[Signature]
Authorized Signatory

THE UNIVERSITY OF THE SOUTH PACIFIC

School of Business

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF BUSINESS
FINANCIAL ACCOUNTING
SEMESTER 1, 2011



THE UNIVERSITY OF THE SOUTH PACIFIC

SCHOOL OF BUSINESS

FINANCIAL ACCOUNTING

SEMESTER 1, 2011

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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

RHYTHM SPACE TECH
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Auth. Sign

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

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WASHINGTON, D. C.

TO THE COMMANDER, THE ARMY
SCHOOL OF MILITARY HISTORY
WASHINGTON, D. C.



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SCHOOL OF MILITARY HISTORY
WASHINGTON, D. C.

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

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

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

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Auth. Sign.

For the Group Owner Trust Limited

[Signature]
Authorized Signatory

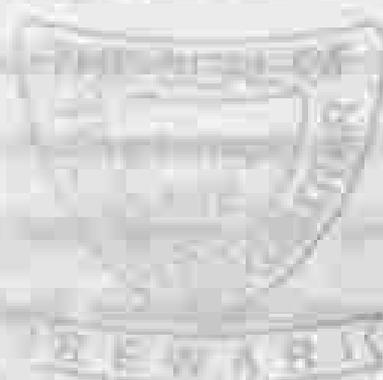
constituents of the owner in this regard. The said project account shall be opened by the developer in any bank of its choice. That the Developer shall also deposit the initial 5% amount received from the applicants in the escrow account. Although the application money of 5% received from the successful 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 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

SHYAM SANGH TECH
[Signature]
AUG 2021

[Signature]
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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
[Signature]
Auth. Sign.

THE DEVELOPER'S AUTHORITY
[Signature]
Authorized Signatory

I hereby certify that the above named person
 is a member of the [unclear] and is entitled to
 the same rights and privileges as other members
 of the [unclear]

Witness my hand and the seal of the [unclear]
 at [unclear] this [unclear] day of [unclear] 19[unclear]



In witness whereof I have hereunto set my hand
 and the seal of the [unclear] at [unclear] this [unclear] day of [unclear] 19[unclear]

[Signature]
 [Title]
 [Institution]

[Signature]
 [Title]
 [Institution]

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.

RHYTHM SPACE TECH
Aash Singh

For and on behalf of the Developer
Aash Singh

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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. Group Estate Private 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 SPACIE TECH
[Signature]
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For the Proprietor/Owner/Developer
[Signature]
Authorized Signatory

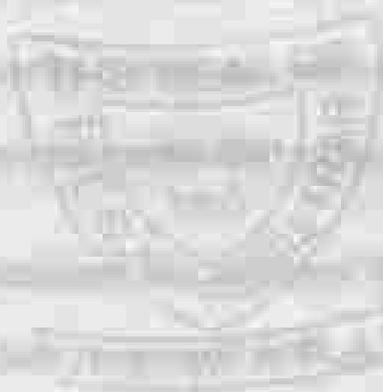
service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for development, construction and completion of the proposed complex/es on the said land. The DEVELOPER shall be at liberty to put 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
Auth. Sign.

Auth. Sign.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the organization's finances and for ensuring compliance with relevant laws and regulations. The text also highlights the need for transparency and accountability in all financial dealings.



The second part of the document provides a detailed overview of the organization's financial performance over the past year. It includes a comprehensive analysis of the budget, actual results, and any variances. The text also discusses the organization's financial position, including its assets, liabilities, and equity. The overall goal is to provide a clear and concise summary of the organization's financial health and to identify areas for improvement.

Dr. [Name]
[Title]

Dr. [Name]
[Title]

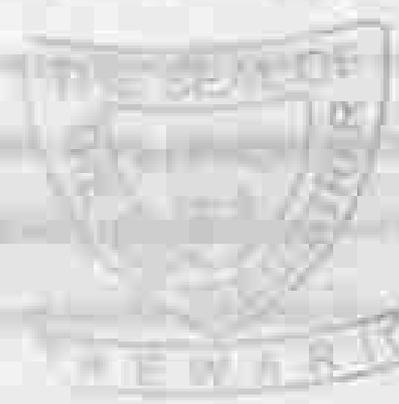
36. That the common areas of the said complex / scheme shall be maintained by professional maintenance company/agency appointed by the DEVELOPER for a period of 5 years from the date of grant of occupation certificate.
37. That if any provision of this Agreement shall be determined to be void or unenforceable 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
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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 SIGNED TEDI
[Signature]
Auth. Sign

FOR THE SIGNED [Signature]
[Signature]

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Faint, illegible text at the top of the page, possibly a header or introductory paragraph.



Main body of faint, illegible text, possibly a teletype message or a document page.

Handwritten notes or a signature in the bottom left corner.

Handwritten notes or a signature in the bottom right corner.

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
[Signature]
Auth. Sign

OWNERS

For M. Green Earth Projects Limited
[Signature]
DEVELOPER
Authorized Signatory

Witnesses:

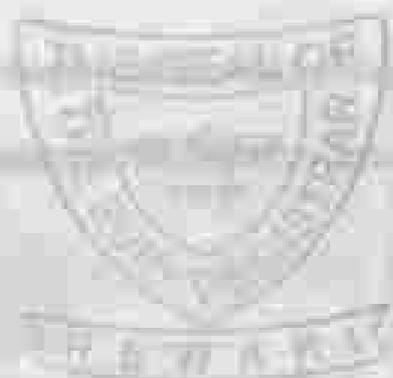
[Signature]

[Signature]

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23/05/24

[Signature]
Pawan Kumar 31, 24 Gula Singh
R/o Mauldhye Kalan



**Indian-Non Judicial Stamp
Haryana Government**

Date: 11/06/2024

Certificate No. 50K2004F:157
GRN No. 0117610001

Stamp Duty Paid ₹ 319200
Panalty: ₹ 0

Seller / First Party Detail

Name: Rhythm Space Tech Private
H.No./Floor: 1000 Sector/Ward: 4 Landmark: Flower
City/Village: Flower District: Rohtak State: Haryana
Phone: 90****10

1587
12/06/24

Buyer / Second Party Detail

Name: Jai ganga Capital private Limited
H.No./Floor: Na Sector/Ward: 14 Landmark: Vaidya road
City/Village: Gurgaon District: Gurgaon State: Gurgaon
Phone: 70****10

Purpose: non judicial stamp paper for collaboration agreement

2024-25

The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://stps.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
[Signature]
Auth. Sign.

Jai Ganga Capital Private Limited
[Signature]
Authorized Signatory

पत्रिका नं.1587

दिनांक:12-06-2024

बिड संबंधी विवरण

बिड का नाम: COLLABORATION AGREEMENT

तहसील/सब-तहसील: रिवाड़ी

गांव/बाड़ा: मांडिया कला

घन संबंधी विवरण

रॉफि 152600000 वर्ग

स्वल्प भूटी की रॉफि: 319200 वर्ग

स्वल्प नं: 30012024/117

स्वल्प की रॉफि 319200 वर्ग

रजिस्ट्रेशन बीड की रॉफि 50000 वर्ग

EChallan:117610446

एस्टिम शुल्क 0 340

Drawn By: VA

Service Charge

यह पत्रिका आज दिनांक 12-06-2024 दिन बुधवार समय 4:02:00 PM बजे बीबीसी नुमाई RHYTHM SPACE TECH REWARIDISH HITESH MERRAOTHER निवासे REWARI द्वारा परीक्षण हेतु प्रस्तुत किया गया।

हयतेश मरुओठर
RHYTHM SPACE TECH REWAR

उपस्थित परीक्षक अधिकारी (नियती)
[Signature]

उपरोक्त परीक्षकी व बीबीसी नुमाई JAI GANGA CASTLE PVT LTD निवासे MAHIL SHARMAOTHER रहसित है।

बाबु परीक्ष के लिये को रोनी परती

ने दुनकर तपा समझकर स्वीकार किया। रोनी परती की पहचान बीबीसी नुमाई SURENDRA NANGESTAR निवासे

नियामी MAHILPUL व बीबीसी नुमाई PAYAN KUMAR निवासे JUBE SINGER

नियामी MAHILYA KALA ने की।

रॉफि नं:1 को इस सम्बन्धित अतिरिक्त के रूप में उपरोक्त है तथा वह रॉफि नं:2 की पहचान करता है।

उपस्थित परीक्षक अधिकारी (नियती)
[Signature]

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 [ai 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

AI Ganga Castle Private Limited
Rahul Sharma
Authorized Signatory

Reg. No.

Reg. Year

Book No.

1587

2024-2025

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पदाधारी

इसेदार

सहाई

उपसभसुस पंजीयन अधिकारी

पदाधारी :- Mr. NITESH MISHRA OTHER RHYTHM SPACE TECH
REWARD _____

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

सहाई 1 :- SURENDER NAMBERDAR

सहाई 2 :- PAWAN KUMAR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश इकाई 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 विपणन की गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और सहाई ने अपने इस्तेमाल/विधान अमुदा से वाजने किये हैं।

दिनांक 12-06-2024

उपसभसुस पंजीयन अधिकारी द्वारा



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 kitta 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.

RIYANU ENGINEERING & TECH
MAHARISHI
Authn Sign

For the Developer/Owner/Party


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.

FRYTHU SPACE TECH
Auth Sign

For Jitendra Chandra Prasad Kumar
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 Mandhyan Kalan, Tehsil and District Rowari 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
Mandhyan Kalan
A-101, S.P.R.

Dr. Arjun Singh
Mandhyan Kalan

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
[Signature]
Auth. Sign.

ICICI Bank Limited
[Signature]
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

Auth. Sign

For All Things Civil, Please Call

98100 98100

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

[Signature]
Amit Soni

THE SAHARANPUR DISTRICT COURT

[Signature]
Kishor Kumar

SAHARANPUR

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



Auth. Sign.

For All Group Coord. Purpose Only



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

Salim M. Hossain
Auth. Sign.

The Joint Civil Works Project

Salim M. Hossain
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

RUNTHIN SPACE TECH

Auth. Sign.

For All Group Certificate (Group 1)

Auth. Sign.

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.

RYTHM SPAGE TECH
[Signature]
AUTH. SIGN

THE AFFORDABLE HOUSING PROJECT
[Signature]
AUTHORIZED SIGNATURE

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 Home Buyer



Home Buyer

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 Singh
Auth. Sign

[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'G TECH
Subil Suba
Asst. Egnl.

Project Engineer (Residential)
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
AUG 2024

PRANAV KUMAR
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
[Signature]
Auth. Sign.

[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 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

REKHA BRIDGE TECH.
Rekha Bhandari
20/11/2024

REKHA BRIDGE TECH.
Rekha Bhandari
20/11/2024

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
Kuldeep Kumar
AUTH. SIGN.

For All Group Certificate Project Leader

Kuldeep Kumar
Authorised 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 Mathew
Auth. Sign.

For the Developer
John Mathew
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
ALOK SINGH

For the Developer
Subul Chandra
RHYTHM SPACE TECH

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 SPACETECH

Kuldeep Singh

Auth. Sign

Prakash Singh

Prakash Singh

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

John White

Auth. Sign.

For and on behalf of the Developer

John White

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 Sheikh
Auth. Sign.

PK JK Group Credit Finance Limited

Abul Kalam
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 indemnity 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.

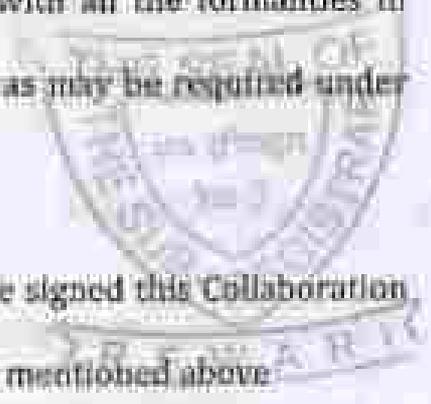
RHYTHM SOUNDTECH

[Signature]
Auth. Sign.

THE DEVELOPER

[Signature]
Auth. Sign.

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

ENTHUSIASTIC TECH
[Signature]
Auth. Sign.

Patel Brothers Construction Limited
[Signature]
Authorized Signatory

Witness
[Signature]
Jyoti Kulkarni
Address: 20/20
Bldg - 202 - Sector 19A
Mumbai - 400017

[Signature]

**Indian-Non Judicial Stamp
Haryana Government**

Date: 27/05/2024

Certificate No: 5027262464
GRN No: 116981299

Stamp Duty Paid: ₹ 20000
Penalty: ₹ 0

Seller / First Party Detail

Name: Sagar Singh
House No: No
City/Village: Newari
District: Sonapat
State: Haryana
Mandhuaiya Kalan
Haryana

Buyer / Second Party Detail

Name: Jalgaon Capital Private Limited
House No: No
City/Village: Noida
District: Gurgaon
State: Delhi
Mandhuaiya Kalan
Haryana

Purpose: non judicial stamp paper for collaboration agreement

1343
09/06/24

The authenticity of this document can be verified by scanning the QR Code through any device or on the website <http://www.e-stamp.in>

COLLABORATION AGREEMENT

Village- Mandhuaiya 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.50003/-

Sagar Singh

Jalgaon Capital Private Limited

Jalgaon
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 Kalin, 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

Ref. No.

Reg. Year

Book No.

1343

2024-2025

1



सज्जन



राजपाल



फाजान

उपसभुवन पंजीवन अधिकारी

सज्जन :- SAJJAN SINGH *Sajjan Singh*

दोषदा :- HIRU RAHUL SHARMA OTHERJAI GANGA CASTLE PVT LTD *Hirulal*

सज्जन 1 :- RAJPAL ADV *Rajpal*

सज्जन 2 :- FAWZAN KUMAR *Fawzan Kumar*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1343 काज दिनांक 03-06-2024 को बही नं. 1 सिन्ध नं. 872 के पृष्ठ नं. 57 पर किया गया तथा इसकी एक प्रती अतिरिक्त बही संख्या 1 सिन्ध नं. 88 के पृष्ठ संख्या 54 वीं 57 पर लिपिकई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने इच्छासमिपान अनुसरी सलने किये है।

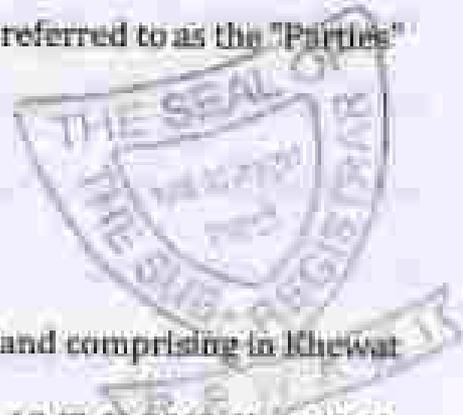
दिनांक : 03-06-2024

H. Was
उपसभुवन पंजीवन-अधिकारी सिन्धी

सज्जन का प्रमाण
1 सिन्ध

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. 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 Finance Limited

Jai Ganga
Authorized Signatory

AND WHEREAS the owner have represented and assured that the Said Land is free from any charges, liens, encumbrances, litigation, 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.

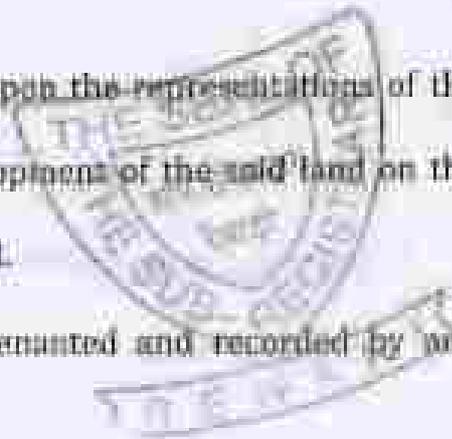
AND WHEREAS the OWNER have approached the DEVELOPER for development of the Said Land into an Affordable Housing Project on collaboration basis, at its expense and to share the revenue which will be generated from the sale of built up area as well as built up area as mentioned hereunder amongst themselves.

Excel Datta Group Private Limited

[Handwritten Signature]

[Handwritten 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 measuring 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.

Sojan Singh

For the Owner, Datta Prasad Lohar
Datta Prasad Lohar
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 Lakh 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 Registrar of Cooperative Societies, Government of India
[Signature]
Registrar of Cooperative Societies



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

Sujay Singh

For Jai Singh Const Private 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.

Sujata Singh

For All Group Cells Please Contact
Institution
[Signature]



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.

Sujeen Rindhy

Jalaj...
Jalaj...



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 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
Sujay Singh
Authorized Signatory

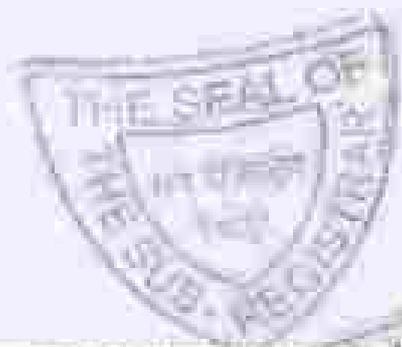


sufficient for obtaining the loan. However if any other document written consent or appearance of the owner will be required for obtaining the loan then the owner shall be bound to comply, at the request of the developer.

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.

Sujay Singh

For Mr. George Chandy Prasad Chandy
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, lightning 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 Group Credit Policy Group
[Signature]
Sub-Registrar

[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]
Sandeep 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 allot/ alienate 5% of total number of flats.

For All Queries Contact Project Liaison
Sujay Singh
Assistant Engineer

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, Gurgaon, Haryana Limited
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 Cash Finance Limited
Jai Durga Cash Finance 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 Group Capital Private Limited
[Signature]
[Name]



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

The Joint Development Project Limited
Subscribed
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

Rajiv Singh

53/24 Street, Chikmagalur, Karnataka
Rajiv Singh
Developer



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

Sujay Singh

[Signature]



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 Government of Haryana
[Signature]
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

By the way of Deed, From Land
Substantive
REGISTERED

Sujeet 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 S. Mittal

For M/S. Gurgaon Development Limited
Sujay S. Mittal
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 Sarda

Sanjay Sarda
Registrar



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 Group of Institutions Limited

[Signature]

Authorized Signatory

Witnesses:

Rajesh Kumar
Kumar

Pawan Kumar

Pawan Kumar Sr. Sr. Sub Singh
Mo Navdeep Kumar
Kumar

[Signature]
03/05/24

Stamp Code

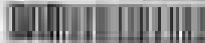


Indian Non Judicial Stamp
Haryana Government



Date: 20/02/2024

Certificate No: 50W5024E17



Stamp Duty Paid: ₹ 1000

CAN No: 11884577



₹

Seller / First Party Detail

Name: Pawan Kumar

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

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

Phone: 9876543210

19
53/25/24

Buyer / Second Party Detail

Name: Jai Singh s/o. Prit to authorized signatory of related company

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

City/Village: Delhi District: Delhi State: Delhi

Phone: 9876543210



Printed: 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://spas.haryana.gov.in>

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 Kahan 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

OWNERS

DEVELOPER

0 Kanal 1 Marla through Mutation No. 751 and Khewat No. 131
Khatas NO. 141 Rect no. 28 killa no. 3/2/1 (6-3), 4/2 (0-9), 7 (8-0), 8
(8-0) kha 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 nominee 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



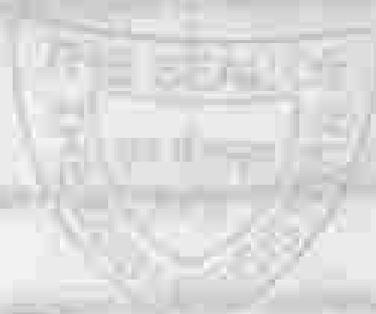
पंचनामा



प्रापिका



मयाह



उपस्थित

पंचनामा :- ANWAN KUMAR

प्रापिका :- SHRI RAHUL SHARMA DHEERJAY GANGA CASTLE PVT LTD

मयाह 1 :- SURENDER SINGH WAMBHEDAR

मयाह 2 :- HITESH MISRA

प्रापक

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 10 आज दिनांक 23-05-2024 को बही नं 4 गिफ्ट नं 348 के पृष्ठ नं 44.75 पर किया गया तथा इसकी एक प्रति अधिलेखन बही संख्या 4 गिफ्ट नं 5 के पृष्ठ संख्या 58 से 61 पर विवरण है। यह भी प्रमाणित किया जाता है कि इस वसतवेन के प्रस्तुतकर्ता और मयाही ने अपने हस्ताक्षरविधान अस्ता में सम्मति किये है।

दिनांक 23-05-2024

उपस्थित पंचनामा अधिकारी सिवटी

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...1178...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...1178...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

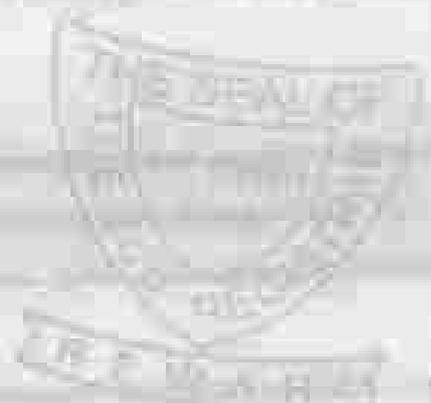

DEVELOPER

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...the ... of ...

...the ... of ...

...the ... of ...

Executants

Pawan Kumar

महोदय, जय गंगा काले प्राइवेट लिमिटेड
दिल्ली 20 अथवा उसका
कार्यालय के लिए प्रेषित है।

आदि *Sharma* 25/05/24

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

Witnesses

1. *[Signature]*

2. *Rahul Sharma*

~~87-84~~ 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Mo. Revani

[Signature]
Rahul Sharma
Authorized Signatory

Pawan Kumar
OWNERS

M/s Jai Ganga Castle Private Limited
[Signature]
DEVELOPER

1952



1952

1952

**Indian-Non Judicial Stamp
Haryana Government**

Date: 11/05/24

Certificate No.: 00K024F170 State Duty Paid: ₹ 1000
 CRN No.: 11764331 Penalty: ₹ 0

Seller / First Party Detail

Name: Rakesh Kumar
 H.No/Floor: Na Sector/Ward: Na LandMark: Na
 City/Village: Mandhaya Kalan District: Rewari State: Haryana
 Phone: 9876543210

Buyer / Second Party Detail

Name: Jai ganga cattle Pvt ltd authorized signatory Mr. Vinod Chandra
 H.No/Floor: Na Sector/Ward: Na LandMark: Na
 City/Village: Dilli District: Delhi State: Delhi
 Phone: 9876543210

Purpose: A non judicial stamp paper used for SPA

32
12/05/24

THE SEAL OF
HARYANA GOVT
SECRETARY

The authenticity of the document can be verified by scanning the QR Code. Please keep this page as a reference for your copy of the document.

SPECIAL POWER OF ATTORNEY

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

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

(hereinafter referred to as "Executants").

AND WHEREAS:

Rakesh

OWNERS

For All Company/Club/Party/Office

Vinod Chandra
Authorized Signatory

DEVELOPER

पत्र सं: 32

दिनांक: 12-06-2024

डीड संबंधी विवरण

डीड का नाम	SPA
तहसील/सब-तहसील	रियासी
गांव/गाहर	मांडिया कला

घन संबंधी विवरण

घने की संख्या	सदम इष्टी की संख्या	1000 रुपये
सदम सं: 1/11/2024/171	सदम की संख्या	1000 रुपये
रजिस्ट्रेशन फीस की संख्या	EC/11/17/045425	वसति शुल्क
रुपये		3 रुपये
Created By: VA		Service Charge: 200

यह पत्र सं: 32 दिनांक: 12-06-2024 दिन बुधवार समय 4:09:00 गम बने श्रीश्रीमती कुमारी
 RAKESH KUMAR पुत्र जगत जगज्ज निवात MANDIYA KALA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अध्यापक, पंजीयन अधिकारी (रियासी)

अन्वयित, प्रस्तुतकर्ता
RAKESH KUMAR

उपरोक्त पत्रकारी व श्रीश्रीमती कुमारी JAI GANGA CASTLE PVT LTD 8/06 RAHUL SHARMA/OTI/02 (संज्ञित है) द्वारा प्रवेश के लक्ष्य को दर्ज पत्रों में सुनकर तथा जगज्ज सरदार निवात जिला पत्रों की पदावत श्रीश्रीमती कुमारी RAJ PAL ADV निवात - निवात EDWARD व श्रीश्रीमती कुमारी PANKAJ KUMAR निवात SURESH/02 निवात MANDIYA KALA ने की।
 काली सं: 1 को इन सनवावर अधिवक्ता के रूप में जगज्ज है तथा यह काली सं: 2 की पदावत करता है।

अध्यापक, पंजीयन अधिकारी (रियासी)

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. 1573 Dt. 12-06-2014 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, 1573 dated 12-06-2014 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

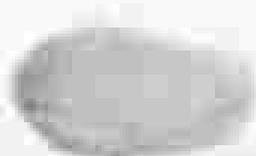
↑



पेशवादी

प्रतिपक्ष

संबाह



उपसचिव/सचिव/अधीनस्थ अधिकारी

पेशवादी :- RAKESH KUMAR

प्रतिपक्ष :- SHU RAHUL SHARMA/OTHER/AN GANGA CASTLE PVT LTD

संबाह 1 :- RAJPAL AOV

संबाह 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 संवा 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 अपनी इस्तासफरनामान संसूच संर सामने किये है।

दिनांक 12-06-2024


 उपसचिव/सचिव/अधीनस्थ अधिकारी

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), RRRA, 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.

Rakesh

OWNERS

M/s Jai Ganga Castle Private Limited

Abhishek
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 1548 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.

Rakesh M
OWNERS

[Signature]
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 Jal Ganga Castle Private Limited

Rahul Sharma
Authorized Signatory

Rakesh
Executants

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

Witnesses

Rakesh
1. *Rajesh Anand Kumar*

2. *Rajesh Kumar*
Power Kumar of-62, Gula Singh
Mo Handiya Kalam

Rakesh
OWNERS

M/s Jal Ganga Castle Private Limited

Rahul Sharma
Authorized Signatory

DEVELOPER

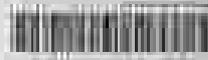


Indian-Non Judicial Stamp
Haryana Government



Date: 23/05/24

Certificate No: BOW2024014



Stamp Duty Paid: ₹ 1000

City No: 110000077



Penalty: ₹ 0

Seller / First Party Detail

Name: Rhythm space tech

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

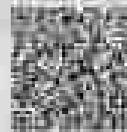
City/Village: Rewari

District: Rewari

State: Haryana

Phone: 987777100

21
23/05/24



Buyer / Second Party Detail

Name: Sh. Hitesh Mishra Pvt. Ltd. authorized signatory Mr. Hitesh Mishra

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Delhi

District: Delhi

State: Delhi

Phone: 987777100

Purpose: A non judicial stamp paper use for SPA/AG

The authenticity of this document can be verified by scanning the QR Code through a mobile phone or at the website www.digitalsignatures.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
Hitesh Mishra
Auth. Sign
OWNERS

Hitesh Mishra
DEVELOPER

DEVELOPER

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 kha 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
OWNERS
Pvt. Ltd.

Rahul Sharma
DEVELOPER

No.

Reg. Year

Book No.

21

2024-2025

4



पेशवादी



जवाबदार



गवाह



उपस्थित पंजीयन अधिकारी

पेशवादी :- Mr. NITESH MESRA OTHER RHYTHM SPACE TECH

REWARD: ₹ 20,000/-

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

गवाह 1 :- ANANTPAL NAMBARDAR

गवाह 2 :- PARWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 21 आज दिनांक 23-05-2024 को खी नं 4 जिल्द नं 348 के पृष्ठ नं 45,25 पर किया गया तथा इसकी एक प्रति जतिविका खी संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 60 से 69 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान संख्या 232 सामने किए हैं।

दिनांक 23-05-2024

उपस्थित पंजीयन अधिकारी 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.

ATYTHAN
OWNERS
SIGH

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 ...1175...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. 1175...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. SFT

1175

 DEVELOPER

DEVELOPER

THE BEALTY
REWARDS

REWARDS

REWARDS



REWARDS

REWARDS

REWARDS

REWARDS

Witnesses

Executants

RHYTHM SOFT TECH

Rahul Sharma

Auth. Sign

By _____, authorized person of the _____, on behalf of the _____, this document is _____

Rahul Sharma

24/05/24

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

Rahul Sharma
Authorized Signatory

1. *Rahul Sharma*

2. *Pawan Kumar*
Pawan Kumar of Pt. Suba Singh
Mo Mandhira Karkan

M/s Jai Ganga Castle Private Limited
Rahul Sharma
Authorized Signatory

OWNERS

DEVELOPER

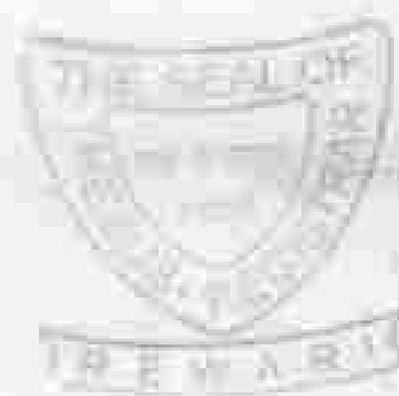
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S/P

115

**Indian-Non Judicial Stamp
Haryana Government**

Date: 25/05/24

Continuous No: 20W0204210
 GRN No: 110864537

Seller / First Party Detail

Name: Rhythm Space Tech
 H.No/Floor: N/A Sector/Ward: N/A LandMark: N/A
 City/Village: Rewari District: Rewari State: Haryana
 Pincode: 127100

Buyer / Second Party Detail

Name: Jai Singh Gulla P/L for approved company Mr. Hitesh Mishra
 H.No/Floor: N/A Sector/Ward: N/A LandMark: N/A
 City/Village: Gurgaon District: Gurgaon State: Delhi
 Pincode: 122002

Stamp Duty Paid: ₹ 1000
 ₹ 0
 20
 25/05/24

Purpose: A non-judicial stamp paper use for GPN

The authenticity of this document can be verified by scanning the QR Code through [www.indianstamp.com](#) or the mobile application.

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:

RHYTHM SPACE TECH

 OWNERS

For Jai Singh Gulla P/L for approved company

 DEVELOPER

पत्रिका नं.20

दिनांक 23-05-2024

डीड संबंधी विवरण

डीड का नाम	SPA
तहसील/सब-तहसील	रिवारी
गांव/छहरा	सांढियां कला

पट्ट संबंधी विवरण

पट्टि 0 अर्से	सटास इप्टी की पट्टि	1000 अर्से
सटास नं : 50M2024034	सटास की पट्टि	1000 अर्से
रजिस्ट्रेशन नंबर की पट्टि 100 अर्से	एचआर/110000005	पट्टिम शुल्क 3 अर्से

Drafted by YA

Service Charge:300

यह पत्रिका आज दिनांक 23-05-2024 दिन बुधवार समय 2:11:00 PM को कीर्तव्यता सूचना RHYTHMSPACE TECHNIK (PVT) LIMITED, दिल्ली, दिल्ली राजधानी क्षेत्र (राज्य) भारत में प्रसारित की जा रही है।



(Handwritten signature)

उपरोक्त पत्रिका प्रकाशक (पत्रिका)

(Handwritten signature)

उपरोक्त पत्रिका प्रकाशक
ANANTAL NAMBIER & CO.

उपरोक्त पत्रिका के प्रकाशक सूचना: JAI GANGA CASTLE PVT LTD (कानूनी नाम) भारत में प्रकाशित है।
 पत्रिका प्रकाशक के पता की सूचना:
 श्री सुभाष चंद्र अग्रवाल, पत्रिका प्रकाशक सूचना: ANANTAL NAMBIER & CO. -
 पता: HANSA RAJ, रिवारी, पत्रिका प्रकाशक सूचना: PAVAN KUMAR SINGH,
 पता: SANDIYA KALA में है।
 पत्रिका नं:1 को इन अग्रवाल प्रकाशक के नाम से प्रकाशित है, तथा पत्रिका नं:2 को प्रकाशक सूचना है।

(Handwritten signature)

उपरोक्त पत्रिका प्रकाशक (पत्रिका)

दिनांक 23-05-2024

- 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
ANITHY OFFICE TECH
Auth. Sign

Jalul Saraf
DEVELOPER

Reg. No.

Reg. Year

Book No.

20

2024-2025

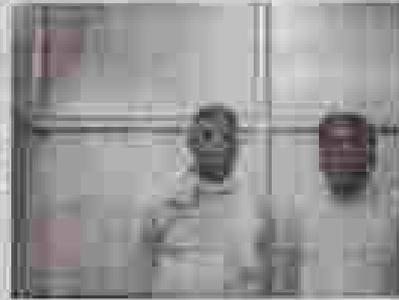
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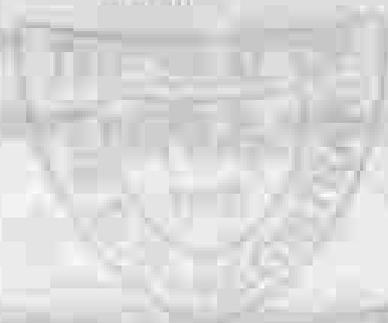
सहायक



प्राधिकृत



गवाह



उपस्थित पंजीयन अधिकारी

पंजीयन :- IIVU HITHESH MIBRAOTHER RHYTHM SPACE TECH

[Handwritten Signature]

प्राधिकृत :- IIVU RAHUL SHARMAOTHERPULI GANDA CASTLE/TVI LTD

सहायक 1 :- ANANTPAL NAMBERDAR

सहायक 2 :- PAVAN 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 गयी 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 गवाहों ने अपनी इच्छासामितिमान अनुमति से कामना किया है।

[Handwritten Signature]

दिनांक 23-05-2024

उपस्थित पंजीयन अधिकारी गवाह

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;
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.

RHYTHM SPACE TECH
[Signature]
Auth. Sign.

OWNERS

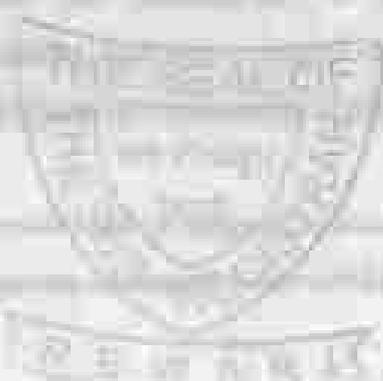
For and on behalf of the Developer
[Signature]
Authorized Signatory

DEVELOPER

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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
with signature
Auth. Sign.

OWNERS

with signature
with signature

DEVELOPER

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...



...the ... of ...

Witnesses

THE STATE ENGINEERING CORPORATION
GENERAL MANAGER, BANGALORE
P.O. BANGALORE

STATE ENGINEERING CORPORATION
Rahul Sharma
Auth. Sign.

Rahul Sharma

23/05/24

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

Rahul Sharma
Authorized Signatory

1. P. *P. Srinivas*

GENERAL MANAGER
STATE ENGINEERING CORPORATION

2. Pawan Kumar
Pawan Kumar & Co. Sube Singh
11a, Manabhinagar, Kalyan

Jai Ganga Castle Private Limited
Rahul Sharma
Authorized Signatory

OWNERS

DEVELOPER

THE SENATOR

1917

THE SENATOR
1917

THE SENATOR
1917



THE SENATOR
1917

THE SENATOR
1917

Doc. No.:



Indian-Non Judicial Stamp
Haryana Government



Doc: 15002124

Certificate No.: 50K00041166



Stamp Duty Paid ₹ 1000

QR No.: 177643321



Penalty: ₹ 0

Amount

Seller / First Party Detail

Name: Rhythm Space Tech

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

City/Village: Rewari District: Rewari State: Haryana

Pincode: 125156

Buyer / Second Party Detail

Name: Sh. Hitesh Mishra (Authorized Agency Mr. Hitesh Mishra)

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

City/Village: Delhi District: Delhi State: Delhi

Phone: 90000010

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 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 authorized representative Sh. Hitesh Mishra (Aadhar No. 3464 5034 9610) (authorized 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

OWNERS

Auth. Sign.

For Mr. Hitesh Mishra (Authorized Agency)

DEVELOPER

पत्रिका नं:31

दिनांक:12-06-2024

ग्रीड संबंधी विवरण

ग्रीड का नाम:	SPA
तहसील/ब्लॉक-तहसील	निवाही
संचालक	माधिका कला

घन संबंधी विवरण

घन 0-44वे	स्टाम्प: हुगरी की घन: 1000 कब
स्टाम्प नं: 642014034	स्टाम्प की घन: 1000 कब
इंजिनियरिंग की घन: 100 कब	EChallan:117645345
	एचलिन शुल्क: 3-44वे
Drafted by: VA	Service Charge:200

यह पत्रिका 12-06-2024 दिन बुधवार रात 4:05:00 एम बजे बीबीसी न्यूजरी
 RHYTHM SPACE TELI REWAR (IN) TELI MOKAOTHE, जिला REWAR द्वारा प्रकीर्णन हेतु प्रस्तुत किया
 गया।


 अनशु प्रसाद
 RHYTHM SPACE TECH NEWAR


 अनशु प्रसाद प्रकीर्णन अधिकारी (निवाही)

उपरोक्त पत्रिका नं बीबीसी न्यूजरी IN GANGA CATTLE PVT LTD (D) RAHUL SHARMA (D) REWAR, कम्पनी, इमि
 है। प्रस्तुत पत्रिका के त्रुटियों को दौरी करी
 ने सुकन तथा समझकर स्वीकार किया (दोनों पक्षों की सहमत बीबीसी न्यूजरी RAJPAL ADV फिल - निवाही REWAR न
 बीबीसी न्यूजरी RAJAN KUMAR फिल SUBE SINGH
 निवाही MANOYA KALA न की।
 शर्तों नं:1 को इन त्रुटियों के अधिकांश के रूप में जानते हैं तथा यह शर्तों नं:2 की प्राधान्य करता है।


 अनशु प्रसाद प्रकीर्णन अधिकारी (निवाही)

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 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.

(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, J.S. 7, 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

Jai Ganga Castle Private Limited
Rahul Sharma
Auth. Sign
DEVELOPER

Reg. No.

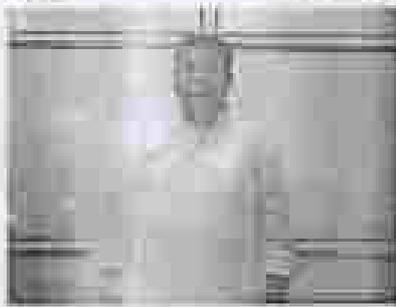
Reg. Year

Book No.

31

2024-2025

4



लेखक



प्रकाशक



समीक्षक

उपसमूहगत पंजीयन अधिकारी

लेखक :- DR. RITESH MISHRA OTHER RHYTHM SPACE TECH
REWARD: 1000/-

प्रकाशक :- DR. RAHUL SHARMA OTHERJA GANGA CASTLE PVT
LTD. 1000/-

समीक्षक 1 :- RANJAN ADV. DR. RANJAN ADV.

समीक्षक 2 :- DAWAN KUMAR DAWAN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह पंजीयन क्रमांक 31 अंक 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 विकसित गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के अनुसूक्तों और शर्तों में अपन अनुसूक्तों के अनुसार धरे सामने किये हैं।

दिनांक 12-06-2024

उपसमूहगत पंजीयन अधिकारी सिविली

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

Auth. Sign

DEVELOPER

M/s. Jai Ganga Castle Private Limited

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

RHYTHMSPACE TECH

Anil Singh

OWNERS

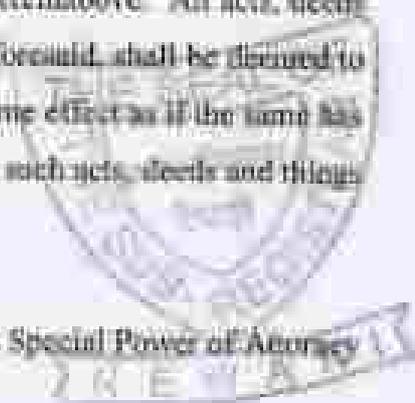
For all Group/Club/Project/Unit

Developer

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 Rajat Sharma

M/s Jai Ganga Castle Pvt. Ltd.
[Signature]
Rajat Sharma

Witnesses

- [Signature]*
1. Rajpal Advocate Rewari
 2. Pawan Kumar
Pawan Kumar 40, Ph. Sube Singh
40, Mandhya Kolan

OWNERS

DEVELOPER

**Indian-Non Judicial Stamp
Haryana Government**

Stamp No: 50210004E1H1
 PAN No: 1170821E2
 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 prajog Gauri Prasad
 H.No/Floor: Na
 Ch./Village: Dahanu
 District: Dehra
 State: Dehra

Stamp No: 26
 Date: 08/06/2024

Payable: A non-judicial stamp paper used for G.M.

The activities of this Government are carried out through the Office through which it is issued in the name of the Government of India.

SPECIAL POWER OF ATTORNEY

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

AND WHEREAS:

- 1) 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

For Jai Prajog Gauri Prasad
Jai Prajog Gauri Prasad
 DEVELOPER
 Registered Signatory

0), 25/2(6-9), Rect. No. 31 Killa no. 5/1 (4-11) total kitta 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 Authorized Signatory- Mr. Rahul Sharma S/o Sh. Madan Lal Sharma R/o Utam 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

For Jai Ganga Castle Private Limited
[Signature]
Authorized Signatory

OWNERS

DEVELOPER

Reg. No.

Reg. Year

Book No.

28

2024-2025



पदाधारी

अधिकार

सचिव

उपसचिव पंजीयन अधिकारी

पदाधारी - SAJAN SINGH *Sajan Singh*

अधिकार - SHU RAHUL SHARMA/DHERJAI GANGA CASTLE PVT LTD. *Rahul Sharma*

सचिव 1 :- RAJ PAL ADV *Raj Pal*

सचिव 2 :- PAWAN KUMAR *Pawan Kumar*

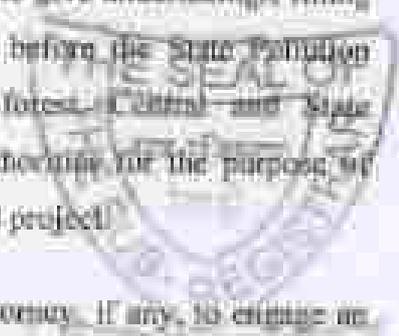
प्रमाण पत्र

प्रमाणित किया जाता है कि यह पंजीयन क्रमांक 28 आज दिनांक 03-08-2024 को बही नं: 4 जिल्द नं: 348 के पृष्ठ नं: 88 D पर किया गया तथा इसकी एक प्रति अधिभार बही संख्या 4 जिल्द नं: 5 के पृष्ठ संख्या 85 से 88 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस पंजीयन के पंस्तुतकतों और गतियों से अपने इन्टरकांपनिशन अंगुठा में सामने किया है।

दिनांक 03-08-2024

[Signature]
उपसचिव पंजीयन अधिकारी निजली
संयुक्त पत्र संविदा
- कपूर

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

[Handwritten signature]

DEVELOPER

[Handwritten signature]
For and on behalf of the Developer

8. It is expressly clarified that such and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaborative 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 Collaborative 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~~ June 2024 at Kuvempu.

Executants

Sujan Singh

M/s Jai Ganga Castle Private Limited

through its duly authorized person Rajul Sharma

Rajul Sharma
Authorized Signatory

Witnesses

1. *Rajul Sharma*
Rajul Sharma, Kuvempu

2. *Pawan Kumar*
Pawan Kumar, Mo Sh. Sube Singh,
Mo Maudhy, Kalau

OWNERS

Sujan Singh
03/06/24

DEVELOPER

