



Indian-Non Judicial Stamp Haryana Government



Date : 25/04/2018

Certificate No. G0Y2018D1505

Stamp Duty Paid : ₹ 596000
(Rs. Only)

GRN No. 34856979



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lion Infradevelopers Pvt Ltd
H.No/Floor : 10 Sector/Ward : B1 LandMark : Local shopping complex third floor
City/Village : New delhi District : New delhi State : Delhi
Phone: 0000000000

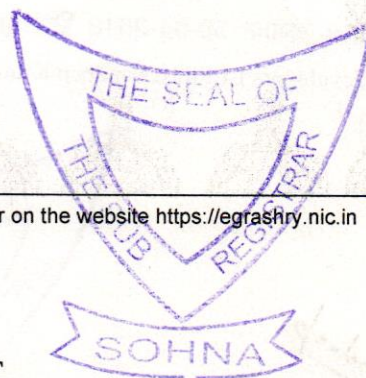


Buyer / Second Party Detail

Name : Vibhor Home developers Pvt Ltd
H.No/Floor : 11 Sector/Ward : Na LandMark : Dda janta flat
City/Village: Panchshil park District : South delhi State : New delhi
Phone : 9811000240

Purpose : COLLABORATION AGREEMENT

408



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

020/4
12.06

COLLABORATION AGREEMENT

This Deed of Agreement is entered into at Sohna on this 30th day of April, 2018.

BETWEEN

LION INFRADEVELOPERS LLP, having its registered office at Plot No. 10, 3rd floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110079, acting through its Authorized Signatory, Mr. Sandeep Kumar, hereinafter referred to as the "**OWNER**" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders) of the **FIRST PART.**

Sandeep

Boules

प्रलेख न:408

दिनांक:30-04-2018

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील सोहना

गांव/शहर Sohna

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 2.25 रुपये

रजिस्ट्रेशन फीस की राशि 15000 रुपये

पेस्टिंग शुल्क 2 रुपये

Drafted By: Self

Service Charge:200

यह प्रलेख आज दिनांक 30-04-2018 दिन सोमवार समय 2:12:00 PM बजे श्री/श्रीमती /कुमारी
Lion Infradevelopers LLP thru Sandeep Kumar OTHER निवास Plot No 10 3F Vasant Kunj DL द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।



Sandeep
हस्ताक्षर प्रस्तुतकर्ता
Lion Infradevelopers LLP

उप/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Vibhor Home Developers Pvt Ltd thru Mahesh Kumar OTHER हाजिर हैं। प्रस्तुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Brham Parkash Numberdar पिता ---
निवासी Raisina Sohna व श्री/श्रीमती /कुमारी Uday Singh पिता Jai Lal
निवासी Hajipur Sohna ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

दिनांक 30-04-2018

AND

M/S Vibhor Home Developers Pvt. Ltd. (PAN NO. AACCV1383J) Having its registered office at Flat No.11, DDA Janta Flat , Panchshil Park , Shiwalik Road New Delhi, through its authorized signatory Mr. Brahm Dutt vide board of resolution dated 25.04.2018 passed in meeting of the board of the directors of the company, **"DEVELOPER"** (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders) of the **SECOND PART**.

WHEREAS:

The Owner is the sole and absolute owner of land comprised in in **Khewat/Khata No.725/773,1375/1641,1376/1442,333/360 Rect. No. 27 Killa No. 8/2(2-4), 9/2(5-2), 10(8-0) Rect. No. 28 Killa No.6/1(2-4) Field 4 Land measuring 17Kanal 10 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana.,** hereinafter referred to as the **"said Land"** and no person other than the owner/s has/have any right title or interest in the said Land.

- A. The Owner has represented that he has absolute right, title and interest on the said Land free from all claim(s), charge(s), lien(s), adjustment(s), loan(s), mortgage(s), lease(s), prior agreement(s) / arrangement(s) / MOU(s), dispute(s), liability(ies), litigation(s), or notifications under the Land Acquisition Act or any other encumbrance of whatever nature and the said Land is eligible for development under the relevant laws of the State of Haryana without any impediment of any nature as per the approved Master Plan.
- B. The Developer is engaged in the business of real estate development and enjoys good reputation and holds sufficient expertise in the development of colonies, group housing schemes, commercial towers, shopping complexes, etc.
- C. The Owner is not having sufficient contiguous land for development and thus is not fully equipped to execute and complete the work of development and construction of the Said Project on the Said Land and has requested and approached the DEVELOPER, to develop and market the Said Land.
- D. The Developer is already having/ is in the process of acquiring contiguous/nearby land for the purpose of development and it has thus

Sandeep

Bouky

Reg. No.

Reg. Year

Book No.

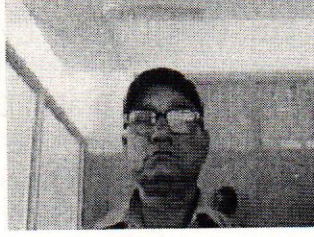
408

2018-2019

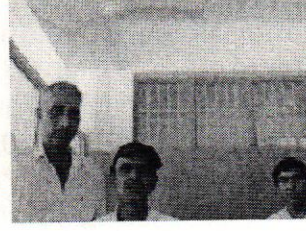
1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

संयुक्त सब रजिस्ट्रार
सोहना

पेशकर्ता :- thru Sandeep Kumar OTHER Lion Infradevelopers LLP

Sandeep

दावेदार :- thru Mahesh Kumar OTHER Vibhor Home Developers Pvt
Ltd Mahesh Kumar

गवाह 1 :- Brham Parkash Numberdar

Brham Parkash Numberdar

गवाह 2 :- Uday Singh

Uday Singh



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 408 आज दिनांक 30-04-2018 को बही नं 1 जिल्द नं 2113 के पृष्ठ नं 155.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1256 के पृष्ठ संख्या 86 से 85 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 30-04-2018

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

acceded to the request of the Owner and both the parties have therefore agreed to enter into the present Collaboration Agreement.

NOW THEREFORE IT IS HEREBY AGREED, DECLARED AND CONVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Owner is the absolute Owner of the said Land and no person has any joint or undivided share in the said Land and that the Owner is entitled to enter into this Collaboration Agreement with the Developer and to construct, develop the said Land in collaboration with the Developer.
2. That the Owner declares and assures the Developer that the said Land is absolutely free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies, unauthorized occupants, claims and litigations, whatsoever. The Owner has not received any notice from any authority in respect of the said Land. The Owner further agrees and undertakes to keep the said Land free from all encumbrances and shall keep the title thereof absolutely free and saleable during the period of currency of this Agreement and till the final completion of the development thereon by the Developer.
3. That the Owner has handed over the actual, physical, peaceful and vacant possession of the said Land to the Developer irrevocably and forever to develop the said Land.
4. The Owner has irrevocably vested in the Developer all the powers and authority of the Owner as may be necessary for the development of the said Land and development of the said Land shall be done by the Developer at his sole discretion without any interference from the Owner.
5. That the Developer shall develop colony (under Deen Dayal Jan Awas Yojna, New Integrated Licensing Policy or any other applicable policy) on the said Land at its costs, expenses and resources after procuring the requisite permissions, sanctions and approvals of all competent authorities and the Owner shall sign and execute the requisite plans, papers, documents, undertakings, affidavits, etc., and shall render all assistance as may be required by the Developer to obtain such permissions sanctions and approvals. The Owner shall sign all requisite letters, undertaking(s) and related documents and render all possible cooperation to the Developer to procure such permissions as may be required. The responsibility of obtaining the Licence shall be of the Developer and all costs and expenses involved in obtaining the requisite permissions, sanctions and approval from Directorate

Handkeep

Bouly

Receipt Book (A)

Cash Receipt (First Party Copy)

Sub Registrar Office सोहना

Registration No. 408
Name of Executor Lion Infradevelopers LLP
Date of Execution 30-04-2018
Date of Presentation 30-04-2018
Type of Deed AGREEMENT
Transaction Value 29760000
Duty Paid thru Stamp 2.25

Registration Date 30-04-2018

Registry Fees 15000
Pasting Fees 2
Total Fees 15002

Sub Registrar सोहना

The applicant will receive the final document on 30-04-2018 during the office hours

Receipt Book (A)

Cash Receipt (Second Party Copy)

Sub Registrar Office सोहना

Registration No. 408
Name of Executor Lion Infradevelopers LLP
Date of Execution 30-04-2018
Date of Presentation 30-04-2018
Type of Deed AGREEMENT
Transaction Value 29760000
Duty Paid thru Stamp 2.25
Registry Fees 15000
Pasting Fees 2
Total Fees 15002

Registration Date 30-04-2018

Sub Registrar सोहना

The applicant will receive the final document on 30-04-2018 during the office hours



Receipt Book (A)

Cash Receipt (Office Copy)

Sub Registrar Office सोहना

Registration No. 408
Name of Executor Lion Infradevelopers LLP
Date of Execution 30-04-2018
Date of Presentation 30-04-2018
Type of Deed AGREEMENT
Transaction Value 29760000
Duty Paid thru Stamp 2.25
Registry Fees 15000
Pasting Fees 2
Total Fees 15002

Registration Date 30-04-2018

Sub Registrar सोहना

The applicant will receive the final document on 30-04-2018 during the office hours

Town and Country Planning, Haryana, Chandigarh (hereinafter referred to as "DTCP") and other concerned authorities shall be borne and paid by the Developer. The Bank Guarantee etc. for the payment of External Development Charges and Internal Development Charges shall be furnished by the Developer from its own sources.

6. The Developer shall file appropriate applications, undertakings, affidavits etc. with the Directorate Town & Country Planning- Haryana (Chandigarh), HUDA, Haryana Govt. and other Authorities and shall pursue the said applications and represent the Owner at all forums and offices.
7. That the Developer shall allot to the Owner developed plotted area equivalent to **1500 Sq. Yds. Residential/plotted area per gross acre of land**, hereinafter referred to as the "**Owner's Allocation**". The Developer shall be entitled to the Balance area, hereinafter referred to as the "**Developer's Allocation**". The said plotted area forming part of Owner's Allocation shall be located on the said Land only and contiguous parcels at a proper distance from the portion allocated for EWS and existing village abadi and should have functional access of minimum 15 meters wide road from the main Sohna-Gurgaon Road.
8. That in case the Developer choose to obtain any other kind of license colony or any other CLU or Use permitted under law then in such a case also the Owner's allocation shall remain the same. In such a case the Owner's allocation shall be made as near as possible to the Said Land subject always to conditions set out in clause 7 above.
9. The Developer shall endeavour to allot in favour of the Owner exact allocation of the Owner, however, if due to various sizes of the developed plots in the scheme, the exact Owner's Allocation cannot be allotted, in that event the Owner shall pay market price for the area allotted in excess of its allocation. In the event of the Owner's Allocation being allotted being less than the area to be allotted to the Owner, it shall be entitled to refund at the market rate, and thereafter the Owner shall not have any claim left for the deficit area.
10. The Developer shall endeavor to obtain license within the earliest possible time and allotment shall be done within 18 (Eighteen) months of grant of license. In case of Phase wise development of the colony, the allotment of the Owner's Allocation shall be made in 1st phase irrespective of grant of license of said Land.
11. That except the payment of EDC/IDC payable for the Owner's Allocation, all other expenses shall be payable and borne by the Developer. The

Bandeep

Burly



Developer shall be entitled to recover the EDC/IDC paid by it to the concerned authority/department against Owner's Allocation.

12. That the Developer shall for and on behalf of and in the name of the Owner apply to such authorities, Government or otherwise, State or Central, and / or such other authorities as may be concerned in the matter for requisite permissions, sanctions and approvals for the development on the said Land in accordance with the applicable Zonal/Municipal plans. However, the Developer shall be entitled to make or agree to make such variations, alterations, modifications, deletions and / or additions in the plans as may be required or considered by the Developer described as necessary.
13. That on the requisite License being granted to the Owner and allotment of Owner's Allocation to the Owner, it shall apply to the concerned authorities for grant of No Objection Certificate/Permission to transfer the title of the said Land in favour of the Developer and/or its nominees along with the requisite Licenses.
14. That the expenses for the registration and execution of the Sale Deed(s) with respect to the said Land in favour of the Developer shall be borne by the Developer and the expenses for the registration and execution of the sale deed with respect to the said developed plotted area (Owner's Allocation) in favour of the Owner shall be borne by it.
15. That the entire amount required for carrying out development, infrastructure work including the charges and fees of the architect for preparation of plans and all other statutory and other fees, charges and/or demands shall be wholly to the account of the Developer, the Owner shall not be responsible for any dues, fees, charges and / or demands in this respect.
16. That all the rates, cesses, taxes and demands due and payable to Revenue or any other authority, upto the date of this agreement, shall be the exclusive responsibility/liability of the Owner, after this date the same shall be the exclusive responsibility of the Developer till the completion of development. Thereafter, the same shall be borne by Owner and Developer jointly in proportion of their respective ownership in the developed property as mentioned herein under.
17. That, if required, the Owner shall execute Special Power of Attorneys (SPA) in favour of the Developer or its nominee so as to vest the Developer with the powers and authorities to do all such acts, deeds and things on behalf of the Owner to give effect to the intentions of Parties and as more specifically detailed in the respective documents.

Bandeep

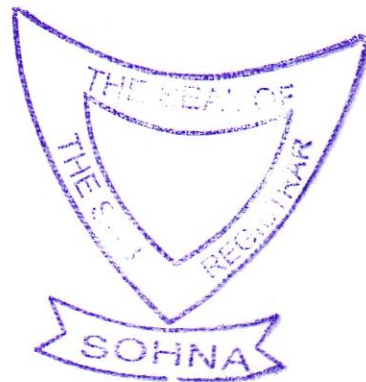
Buly



18. That the Owner shall not interfere with or obstruct in any manner with the execution and completion of work of development and construction of any building on the said Land.
19. That the Owner has undertaken to execute all documents, agreements and assurances as may be necessary and requisite to be given in favour of the Developer. The Developer shall always be fully competent to negotiate and transfer any part or portion of any area, in the aforesaid share allocated to the Developer, to any person at any time either before or after the development is complete and Developer shall be fully competent to enter into any Agreement and accept cash, cheques, pay order, draft, etc. from all such transferees in its own name and can issue receipts for all such payments in its own name.
20. That it is a condition of this Agreement that the work of development and or other matters incidental to this Agreement shall not at any time during or after the completion be stopped, prevented, obstructed or delayed in any manner whatsoever by the Owner and / or any other person claiming rights under him, if there are any claims, demands, tax liabilities or any other court order whatsoever against the Owner.
21. That all costs of stamping, engrossing, and registration of this Agreement and any other paper pertaining to this Agreement shall be borne by the Developer.
22. That the Parties individually shall be liable in respect of Income Tax and other fiscal liabilities for their respective shares in the developed area and / or proceeds thereof under this agreement.
23. That after the development of the colony, Sale Deeds or such other documents effecting the transfer of the Developer's share of the developed property, or any part thereof, shall be executed and duly registered in the name of the Developer or its nominee which may include the intending Buyer(s) as may be desired by the Developer for the Developer's share and the Owner shall sign all such documents without any demur or protest. The Developer shall be at liberty to sign, execute and register all deeds and documents for transfer of its share in the property on the basis of General Power of Attorney executed and duly registered in its favour simultaneous to execution of this agreement. The stamp duty and other expenses on execution and registration of the Deeds of transfer shall, however, be borne entirely by the Developer or by intending buyer(s). The Developer shall have the right to accept the financial consideration and issue receipts thereof from the intending buyer(s) in its own name without any claim, title or right of the Owner.

Sandeep

Bouty



24. That the Developer shall be entitled to advertise the project at its cost by distributing pamphlets, brochures, publishing advertisements in news papers, magazine and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Developer may deem fit, on the said Land or at other places, in any manner and thus its shall be entitled to invite prospective buyers/customers to the site.
25. That all the original papers, title documents relating to the said Land in the name of the Owner shall be handed over to the Developer as and when required and demanded by the Developer.
26. That the Owner/s shall be bound to comply with all the terms and conditions of License and the terms and conditions of the DGTCP or any other authority. All expenses for the correction, compounding or rectification shall be borne by the Developer only and there will be no liability of the Owner in this regard.
27. That the responsibility of performance of all the legal compliances including RERA for their respective share shall be of respective party as per applicable law.
28. That both the parties, at their sole discretion, shall be entitled/authorized to transfer/assign this collaboration agreement in favour of any other person/company or appoint nominee and the other party shall have no objection regarding the same.
29. The Courts at Gurgaon and the Punjab and Haryana High Court alone shall have the sole and exclusive jurisdiction in all matters arising out of, touching and/or concerning this agreement / the aforesaid said Land.
30. That the Owner and Developer have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their own free will.
31. That failure of the Developer to enforce at any time or for any period of time any of the provisions hereof shall not be construed to be waiver of any provisions of the right to enforce such provisions.
32. That this Agreement shall not create the relationship of the partnership between the Owner and Developer and subject to conditions mentioned hereinabove shall be irrevocable and no modification / alteration etc. in the terms and conditions of this agreement can be undertaken except after obtaining prior approval of DGTCP.



Sandeep

Bouley



33. That the Developer shall be responsible for compliance of all the terms and conditions of license provision under Act of 1975 and rule 1976 till the grant of final completion certificate to the said colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana, whichever is earlier.

IN WITNESS WHEREOF the parties have signed this Collaboration Agreement at Gurgaon on the date, month and year first above written in the presence of witnesses.

Lion Infradevelopers LLP  (Through its Authorized Signatory) (Owner)	Vibhor Home Developers Pvt. Ltd.  (Through its Authorized Signatory) (Developer)
--	---

WITNESSES:

1.



ERHAM PARKASH
NUMBERDAR
Vill. Reiseena, Teh. Gurgaon
Dist. Gurgaon (Haryana)

2.

Uday Singh Sr. Jailal

Vill-Hajipur - Gurgaon

30/05/15

