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Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date: 28/04/2018

Certificate No. E0282018D92

GRN No. 34794192



508

Stamp Duty Paid : ₹ 29220

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: S d precision Tech Private limited
H.No/Floor: C8 Sector/Ward: Na LandMark: East of kailash
City/Village: New delhi District: Delhi State: Delhi
Phone: 9811195716



Buyer / Second Party Detail

Name: Mahi Buildcon Private limited
H.No/Floor: C8 Sector/Ward: Na LandMark: East of kailash
City/Village: New delhi District: Delhi State: Delhi
Phone: 9810595626



Purpose: Collaboration Agreement

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

*NH-22 18 20
2018 1420*

Consideration Amount: 5,84,400/-

Stamp Duty Paid @ %5 =29,220/-

Stamp Certificate No/Date-E0282018D92 Dated-28-04-18

Area-0.0687 Acres



COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made and executed at Palwal on this 1st day of May, 2018

M/s SD PRECISION TECH PVT. LTD. a company incorporated with the Registrar of Authorized Representative/Director Mr. Tarun Singla, S/o Sh. M.R. Singla, having its registered office at C-8, East of Kailash, New Delhi-110065 hereinafter called the "OWNER", which expression, unless repugnant to the context or law, shall mean and include the said Owner, its executors, beneficiaries, administrators, successors, liquidators and legal representatives, the party of the FIRST PART.

AND

For S. D. Precision Tech Pvt. Ltd.

Tarun Singla
Director

For Mahi Buildcon Pvt. Ltd.

[Signature]
Authorized Signatory

<u>डीड संबंधी विवरण</u>	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील पलवल	गांव/शहर पलवल
<u>भवन का विवरण</u>	
<u>भूमि का विवरण</u>	
<u>धन संबंधी विवरण</u>	
राशि 584,400.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 29,220.00 रुपये
E-Stamp स्टाम्प न. E0282018D92	स्टाम्प की राशि 29,220.00 रुपये
रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये	DFC: JKPNPKHPI
	पेरिस्टिंग शुल्क 3.00 रुपये

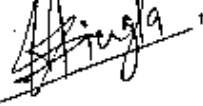
Drafted By: N.S. Dagar, Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 30/04/2018 दिन सोमवार समय 1:14:00PM बजे श्री/श्रीमती/कुमारी M/s SD Precision Tech Pvt. Ltd. Through Director-Mr. Tarun Singla निवासी e-8, East of Kailash, New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For S. D. Precision Tech Pvt. Ltd

हस्ताक्षर प्रस्तुतकर्ता



Director

उप/संयुक्त पंजीयन अधिकारी
पलवल

श्री M/s SD Precision Tech Pvt. Ltd.-Through-Director-Mr. Tarun Singla

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी M/s Mahi Buildcon Pvt. Ltd.-Through-Director-Mr. Sanjeev Agarwal राजेंद्र हरजिंदर हैं। प्रस्तुत प्रलेख संप्रदायक/धोर-वैक्रेग दोरीन/श्री/श्रीमती/कुमारी प्रसो/खुन/अनुसार 0.00 रुपये की राशि राजेंद्र ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ram Kishor, Lambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Fazalpur व श्री/श्रीमती/कुमारी Sumer Singh, Lambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Jatola ने की। साक्षी नः 1 को हम नम्बरदार/अधिकृतता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/04/2018

उप/संयुक्त पंजीयन अधिकारी
पलवल

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

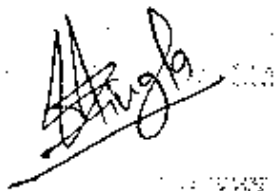
उप / संयुक्त पंजीयन अधिकारी
पलवल

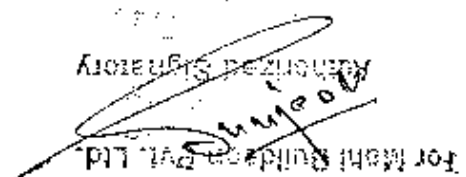


M/S MAHI BUILDCON PVT. LTD. a company incorporated with the Registrar of Companies, National Capital Territory of Delhi & Haryana, Delhi, under the Companies Act, 1956, acting through its duly Authorized Representative/Director Mr. Sanjeev Agarwal, S/o Sh. Shreeniwas Agarwal, having its registered office at C-8, East of Kailash, New Delhi-110065 hereinafter called the "OWNER", which expression, unless repugnant to the context or law, shall mean and include the said Owner, its executors, beneficiaries, administrators, successors, liquidators and legal representatives, the party of the SECOND PART.[Hereinafter OWNERS and the DEVELOPER are collectively referred to as 'Parties' and individually as "Party" as the context demands]

WHEREAS:

- A. The Owners are the exclusive owners and in possession of Land Khewat/Khata No-972/1128, Mustakil NO-50, Kila No. 2/1(5-10), situated in revenue estate of village Palwal, tehsil and distt. Palwal vide sale deed no- 156 dtd. 05/04/2013 registered in the office of sub registrar palwal. And the land owner want to develop 0.6875 Acre 5K-10M with the developer, described in Schedule-I hereunder as marked in red in the Shajra Plan with details Annexure-I out of the his total land (hereinafter referred to as the "Said Land") with the condition that the developer leave 33ft. wide parallel road including Govt. road (as recorded in the revenue records of the village) in their own land towards the owner's project land from main road to other adjoining land of the owner. Whenever land shall be leave by developer for widening the 33 ft. road that shall be donated by the developer to the municipal corporation Palwal for common way/path.
- B. The Owners represents that the said Land falls under residential zone at the Development/Master Plan of Palwal. The Owners has further represented to the Developer that the said Land is free of all sorts of encumbrances, charges, disputes liens, third party rights, litigations, acquisition proceedings etc. and they have free and marketable title to the said Land.
- C. The Owners being desirous of developing the said Land into a plottee residential colony (herein "Project") under The Deen Dayal Jan Awas Yojna Policy 2016 ad may be permissible and approved and being not equippee with necessary experience and infrastructure have approached the Developer.
- D. The Owners have provided the Developer with true photocopies of all the title documents and revenue records pertaining to the said Land and the Developer has scrutinized the same and have after satisfied itself as to their accuracy have relied upon it prior to entering and executing this Collaboration Agreement.
- E. The Developer relying upon the statement, assurances and representations of the Owners have agreed to enter into this Collaboration Agreement and to develop residential plotted colony on the said Land on the terms and conditions hereinafter appearing.




 AUTHORIZED SIGNATORY
 For Mahi Buildcon Pvt. Ltd.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. PROJECT

- 1.1. The Project shall comprise of residential plots, community centre etc. to be developed upon the said Land as may be planned by the Developer and approved by the concerned authorities.
- 1.2. In pursuance of obligations assumed by Developer and subject to the terms of this Agreement the Owners will make available the said Land and place the same at the disposal of the Developer, free of cost, for the purpose of development into a plotted residential colony thereon.

2. GRANT OF DEVELOPMENT RIGHTS

- 2.1 The Owners hereby entrusts to the Developer exclusive right for development of the said Land into a residential plotted colony in accordance with the terms and conditions of this Agreement.
- 2.2 The Developer on execution of this Agreement, shall be entitled to survey the said Land, prepare the layout and service plans and development scheme for submission to the Director General, Town & Country Planning, Chandigarh ("DGTCP") and/or such other authority(s) as may be concerned in the matter for obtaining of requisite licenses, permissions, sanctions and approvals for development, construction and completion of the Project on the said Land.
- 2.3 The Owner on issuance of LOI by DGTCP shall handover the physical, vacant and peaceful possession of the said Land to the Developer for development, construction and completion of the Project on the said Land.
- 2.4 The Parties agree, that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale, under Section 5-A of the Transfer of Property Act, 1882 and/or such other law for the time being in force.
- 2.5 Subject to the terms and conditions set forth herein, the Owners hereby agrees and undertakes not to disturb, interfere with or interrupt the planning, development/construction activity to be carried out by the Developer on the said Land and/or commit or omit anything that would result in stoppage or delay of the planning development/construction activity to be undertaken under this Agreement.

3. LAYOUT

For S. D. Builders Pvt. Ltd

Director


- 3.1. The Developer at its own cost and expense shall design and draw out a layout plan of the project with all the requisite facilities/amenities in complete project area as per prescribed norms, rules and regulations and for this purpose, and shall be entitled to employ, engage architects planners, consultants etc. The Owners agrees not to interfere in the design, plan of the layout plan of the Project.
- 3.2. The Developer shall be entitled as may be considered appropriate by the make any modifications/amendments in the layout plan of the project anytime before or after obtaining approvals within the permissible frame work of rules and bye-laws.
- 3.3. The Developer shall allocate the Owner's 10% share in the Project and demarcate the same on layout of the project after obtaining letter of intent (LOI) and approval of the Layout from DGTCP in accordance with the provisions of clause 13 herein below

4. APPROVALS

- 4.1. The Developer agrees to obtain at its own cost and expense all requisite permissions, sanctions and approvals including conversion of land use LOI/License as may be required from the DGTCP and other concerned Authorities, for development of the said Land into a plotted residential colony and the owner shall not pay any amount of the enhancement EDC/IDC, license fee & other charges after LOI for the same.
- 4.2. The Developer shall at its own and expense prepare the requisite applications for license and submit the same to DGTCP along with all necessary documents and proof of title including latest copies of jamabandi etc., which shall be provided by Owners on request of the Developer. All the necessary fees including scrutiny fees etc. as required shall be borne and deposited by the Developer.
- 4.3. The Owners shall fully cooperate in the submission of necessary applications for approval and agree to provide all necessary documents and to sign and execute any applications, documents for the purpose and will also execute a Special Power of Attorney, simultaneously with the signing of this collaboration agreement, in favor of the Developer and its representatives in the form attached herewith vide Annexure.....The Power of Attorney shall empower and authorize the Developer and its representatives to undertake amongst others, the following activities:

For S. D. Prasad, Proprietor, S. D. Prasad Pvt. Ltd.


Director


S. D. Prasad

- (i) Commencement, construction, development and completion of the Project.
 - (ii) Appointment and engagement of outside agencies, architects, contractors, engineers and other consultants for the development of the Project.
 - (iii) Marketing and sale of the Saleable Areas as per their respective share and to collect the sale proceeds and other charges from the customers/buyers in its own name.
 - (iv) To sign, execute and submit all papers, documents, deeds letters, affidavits, no-objection certificates, authorizations, undertakings and take such other actions as may be required for purposes of construction, development, and marketing as may be required to consummate more effectively the purposes or subject matter of this Agreement.
- 4.4. The Owners also execute a General Power of Attorney in favor of the Developer and its representatives for license and development work and to the extent that 90% share of the developer for the execution and registration of Allotment Certificate and Agreement, sale deeds, or other agreements/deeds, lease (defined herein below) in the form appended hereto as Annexure... for enabling the Developer to sell their share in the Project.
- 4.5. The Owners agree to also sign/execute all applications, documents, affidavits, undertakings, indemnity bonds, agreements and all other deeds and documents as may be required or necessary for obtaining approvals and for the implementation of the terms of this Collaboration Agreement.
- 4.6. The Parties to this Collaboration Agreement agree that the Developer shall execute all necessary documents, including General Power of Attorney and Specific Power of Attorney, as may be desired by the Owners, for enabling the Owners to sell their share in the Project.

5. DEVELOPMENT:

- 5.1. The Developer agrees to obtain all requisite permissions, sanctions and approvals including renewals where necessary as may be required from all concerned Authorities, including but not limited to conversion of land use, Letter of Intent (LOI)/License and sanction of Plans for sanction and development of the Project.
- 5.2. The Developer shall file the application for obtaining license to develop residential plotted colony/Project with in 90 days of execution of this

For S. D. P. [Signature] Pvt. Ltd.

Director

[Signature]
For M/s. S. D. P. Pvt. Ltd.

Collaboration Agreement subject to execution/availability of necessary documents and information by/from the Owners.

- 5.3. The Developer represents and warrants to the Owners herein that on best efforts basis, it undertakes to procure the Letter of Intent (LOI) with 12 months from the date of execution of the Collaboration Agreement of the working day on(hereinafter "Outside Date")

In the event if either the Developer is not able to procure the for the Project or the Appropriate Authorities does not grant the LOI by the outside Date, unless extended, for the purposes of development of residential colony on the said Land, the Owners and the Developers represent and covenant to the other Party that:

- (a) All the agreements, including but not limited to Collaboration Agreement, the Special Power of Attorney, the General Power of Attorney, shall stand terminated; and
 - (b) The parties shall stand absolved from performance of their obligations under provision of this Agreement and/or any other agreement, understanding which may have been reached pertaining to the project.
- 5.4. The Developer shall secure all necessary permissions approvals too installation of electric, water supply and sewerage connections to the Project, at its own cost and expense.
- 5.5. The Owners shall fully cooperate in the submission of necessary applications/building plans for obtaining approvals including sanction of plans and agree to sign and execute any applications, documents etc as may be required by the Developer for that purpose.
- 5.6. The Developer represents and warrants to the Owners herein that it shall undertake entire development of the Project, which shall include and not be limited to the following:
- (a) To prepare the layout plans of the Project.
 - (b) To carry out the internal infrastructure work including laying of roads, street lights, water supply system, sewage collection system, storm water drains, recreation gardens, electric supply network. (hereinafter referred to as the "Development Work").
 - (c) To carry out Development work in accordance with the plans that may be sanctioned by the Appropriate Authority with such alterations as may be desired by the Appropriate Authority.

Per S. D. Singh, Director



Director

Per S. D. Singh, Director



Director

- (d) To abide by all the terms and conditions of the License obtained for development of the Project.
- (e) To bear, pay and discharge the entire cost of development of the residential colony including fee of architects, surveyors, vaues, engineers, lawyers, consultants and/or any other professionals that may be engaged in connection with or for the development of the residential colony : and
- (f) To obtain on Occupation/ Completion Certificate in respect of each of the segments of the project.

5.7. The Owners shall be entitled to visit the project to see the progress of development, provided however that the Owners of anybody else cleaning through or under them shall not cause any type of hindrance or interference in development activities or in the day to day functioning of the development .

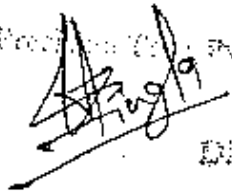
5.8. The Developer will "complete" the Development Work of the entire project within 5 years from the date of "start of development work" The term start of development work" for the purpose of t his clause shall mean date grant of licenses/approval of layout/grant of environmental clearance/grant or such approvals as are necessary for start of construction. Whichever is later, subject to Force Majeure (defined in clause 20). The terms "complete " for the purpose of this clause shall mean that stage, when the Developer can offer possession of the plot/s and the basic infrastructure viz roads, water supply line, sewerage line, drain line are in usable condition and there is provision or electricity line.

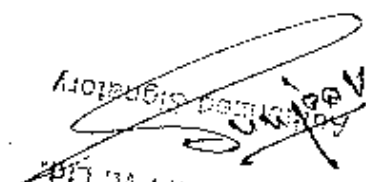
5.9. The total FSI area shall be distributed/ disbursed into the ration of 10:90 between the parties thereof.

6. WORK FORCE

6.1. The Developer shall be entitled, as its own cost and expenses, to engage contractors, sub- contractors etc. for the purpose of carrying out development on the Said Land. The Developer along shall be responsible and liable for bearing all costs and expenses for payment of any due of the contractors/sub-contractors.

6.2. The Developer shall be entitled to employ engineers, architects, consultants, skilled and unskilled workers to carry out and complete development of the Project under the terms of this Agreement.

For S. D. Poojari Pvt. Ltd

 Director

For Main Builders Pvt. Ltd

 Director

- 6.3. It will be the obligation of the Developer to abide by all statutory provisions regarding the employment of such workers and payment of their dues in time. No liability of any nature whatsoever shall be fastened on the Owners in case of non-compliance of any statutory compliance.

7. COSTS

- 7.1. That the Developer agrees to develop the Project, at its own costs, charges, fees, rates, taxes, cess and/or expenses and with its own resources on the Said land. The Owner shall not be liable to pay or bear any part or portion of the cost of construction and development of the said land of the project.
- 7.2. The External development Charges ("EDC"), Infrastructure Development Work and the internal Development charges ("IDC") shall be borne and paid by the Developer. If after getting license or during the development work government enhanced in EDC/IDC, License fee & other Charges than both parties bear these as per ration (10:90)
- 7.3. The development shall bear all costs and expense pertaining to the development of the Project, including cost and expense for the aforesaid Development Work and the fees of the Architects, Engineers, Consultants and staff/work force for the preparation of layout, zoning, and service plan etc and obtaining of approvals including payments of submission fees, scrutiny fees, conversion and license fees shall be borne and paid by the First Party.
- 7.4. All costs and expenses relating to internal development of the said Land including costs of materials, inputs, labor supervision, installation of electric sub-stations, transformers, horticulture as approved shall be borne and paid by the First Party.

8. REPRESENTATIONS AND WARRANTIES BY THE OWNERS

- 8.1. The Owners represents and warrants to the Developer as follows:
- (i) The Owners are the absolute owner of the Said Land and is in uninterrupted possession, use and occupation of the Said Land.
 - (ii) The description of the Said Land set forth in the Schedule is true accurate and complete and comprises of all of the Land and premises vested in, occupied or used by, or in the possession of, the Owners.
 - (iii) The Owners are fully entitled to enter into this Agreement and this Agreement constitutes a legal, valid and binding Obligation of the Owners.

For S. D. P. Pvt. Ltd

Director

For S. D. P. Pvt. Ltd

Director

- (iv) The Said Land is currently free from all encumbrances attachments, claims, liens, hindrances, dispendens, minor claims, court or other attachments, easement, license, encroachment or dispute relating to boundary, prior agreements, pre-emption, option joint family interests, claims on account of partition, inheritance, reservation etc. and other charges of any nature whatsoever and howsoever and that there is no defect in the title of the Owners of the Said Land.
- (v) At the time of execution of this Agreement, the Owners have not agreed to sell or transfer whole or portions of the Said Land any Third parties and have not executed any power of attorney or other agreements empowering any person/s to deal with the said Land.
- (vi) The Owner are in possession and enjoyment and personal occupation of the Said Land;
- (vii) The Said Land is not a land in respect of which there is a prohibition regarding sale or transfer and there is no bar or prohibition to acquire, holds transfer or sell the Said Land.
- (viii) There are no pending or threatened legal proceedings litigations, suits, claims etc. with respect to the Said Land or any portions thereof;
- (ix) The Owners have not received any notice of acquisition or requisition in respect of the Said Land or any part thereof;
- (x) All property taxes and cess in respect of the Said Land have been duly and punctually paid as on the date hereof and the Owners shall be liable to make payments of the same till the date of LOI. It is clarified that the Owners shall be liable for any outstanding in this respect, including penalties and arrears, if any, till the date
- (xi) The Owner agrees and undertakes that in case of rejection of the application of the Residential Plotted Colony on the Said Land due to any defect in the title of the Said Land within 12 months from the date of this Agreement, then the amount paid by the Developer to the Owner till that date shall be refunded by the Owner within 7 days of demand by the Developer failing which interest @24% p.a shall be charged for the period of delay. The Owner shall not be entitled to alienate, sell, transfers,

For S. D. Singh Pvt. Ltd



Director

For S. D. Singh Pvt. Ltd



mortgages, gift, create charge, the Said Land till the receipt of the entire amount as aforesaid by the Developer along with penal interest, if any.

- (xii) To abide by all the terms and conditions of the License obtained for development of the Project.

9. NDEMNITIES

9.1. DEVELOPER'S INDEMNITY


- (1) The Developer shall observe and comply with all rules, regulations, terms, and conditions of license, the layout plans and other statutory provisions including statutory payments as demanded in LOI of the Project. The Developer shall keep the Owners indemnified against any losses, damages, consequences arising either out of any violations of statutory provisions, payments, conditions or license or on account of failure to its obligations pertaining to the Project.
- (2) All claims whatsoever made by any party concerned with development of the Project, except those attributable to title of Said Land, including contractors, sub-contractors, suppliers of materials etc, shall be borne and paid by the Developer. The developer shall keep the Owner fully indemnified against all such claims and demands whatsoever.

9.2. OWNERS' INDEMNITY

- (1) The Owners shall keep the Developers indemnified against any claims losses, damages as may be caused to the Development and or its buyers on account of any defects in Owner title to the said Land or the existence of any encumbrances thereon
- (2) The owner shall keep the developers indemnified against any claims, losses, damages as may be caused to the developer on account of breach of all/any of the representations and warranties contained in this Agreement.
- (3) The Owners shall keep the Developers indemnified against any claims damages etc. as may be raised by its buyer/s on account of its delay/failure in carrying out development on the Said Land due to defect in the Owners title to the Said Land and/or due to breach of any representation and warranties by the Owners.

For S. D. Prakashan Tech Pvt. Ltd


Director


Director

9.3. The Parties to this Collaboration Agreement manually agree that except for litigation on account of title of the Said Land which shall be borne entirely by the Owners, all costs and expenses of any litigation (after execution of this Agreement) (including litigation on account of proceedings under provisions of The Land Acquisition Act, 1896) pertaining to the Said Land shall be borne by the Developer

10. BANK GUARANTEE

10.1 Any bank guarantees required for payment of external Development charges and carrying out internal development or any other obligation required by any authority, shall be furnished by the Developer. All costs expenses including any margin money to obtain any Bank Guarantee for EDC Infrastructure Development Charges and internal development shall be borne and paid by developer alone.

11. SECURITY DEPOSIT

11.1 The Owner shall not pay any amount to the developer for widening the 33 fit road and complete development work of the project land as mentioned above as per payment schedule.

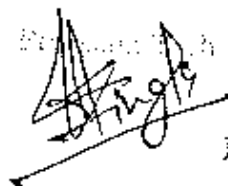
11.2 The Developer shall be entitled to refunds, if any of any amount deposited by the Developer with various authorities in the name of the Owners for seeking approvals etc. if refunds are received in the name of the Owners those shall be reimbursed by the Owners to the Developer within 15 days of receipt of money from such authorities.

12. CONSIDERATION:

12.1 The consideration on the part of the Owners include provision of the Said Land by them free of cost to the Developer in terms of this Collaboration Agreement for development of the Said Land.

12.2 The consideration on the part of the developer includes undertaking the development work on the including but not limited to planning and preparation of the layout plans, service plans obtaining of all approvals including conversion of land use, license for the colony, carrying out internal development of the Project as its own cost and including deposit of scrutiny fee, license fee and conversion fees, with the concerned Authorities, and all other obligations undertaken by the

For S. D. [unclear] Pvt. Ltd.



Director

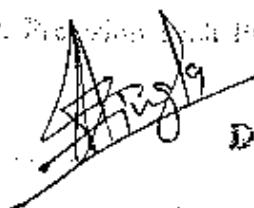


Developer in terms of this agreement and the terms and conditions of the license.

13 SNARING OF AREAS:

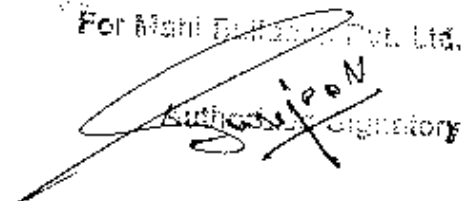
- 13.1 In consideration of the Owners granting the right to the Developer to develop the said Land, the Owners and the Developer have agreed to share the residential/commercial saleable area of the Said Land only. The Parties agree that Owners shall be entitled to 10% of the residential and commercial saleable area together with all other areas including school, institutional, club and areas under community facilities etc of the Said Land ("Owners Share") together with all rights, liberties privileges, easements with unlettered, unhindered and unrestricted right to use all common paths, passages, entrances common space necessary for the enjoyment at such areas. In consideration of the Developer developing the Said Land at its own cost and expense, the Developer shall be entitled to the rest 90% of the residential and commercial saleable area together with all other areas including school, institutional, club and areas under community facilities etc (Developer's Share") The developer shall have the right to deal, with its, here in the manner as it deems fit at its sole discretion.
- 13.2 The Parties have mutually agreed that developer has decide the location of their plots. The parties have agreed that any increase Or decrease in the area shall be suitably adjusted inter se between the parties at the time of approval of the plan by the competent Authorities as per their respective share.
- 13.3 The Developer shall be entitled to retain, sell, lease or otherwise its Developer's Share in the Project, whether in whole or in part, to one parties and shall also be entitled to all income, gain, capital, appreciation and benefit of all kinds or description accruing, arising or flowing there from The Developer shall be entitled to create third party interests qua, its allocation by way of registration of sale deed(s) or by mortgaging the Developer's Share.
- 13.4 The Developers represents and warrants to the Owners herein that;
- a) The area would be demarcated between the Owners and developer after grant of the license and approval of the layout plan of the project. The developer shall offer possession of Owners share of plot/s within 48 months (Forty Eight months) from the date grant of license by DCTCP or receipt of Environment clearance. Whichever is later subject to force Majeure (defined in Clause 20).

For S. D. Properties Pvt. Ltd



Director

For Mahi Builders Pvt. Ltd.



- b) The Developer shall offer the possession of the Owner share of plot/s (residential/commercial) after completing the Basic Infrastructure work with respect to the Owners Share of plots. The term Basic infrastructure work for the purpose of this clause shall mean:
- i. Internal roads connecting the plot/s to the Public road.
 - ii. Sewer line outside the plot/s.
 - iii. Water supply line outside the plot/s.
 - iv. Provision of electricity line the plot/s boundary.
 - v. Storm water drains outside the plot/s

It is clarified that Basic Infrastructure Work for developer share plots and other works in the Project can be paced by the Developer as per its plan and the marketing conditions.

- c) The Owners shall be competent and entitled to allot, sell, deal with or otherwise dispose off their share of plots after the grant of license of the Project by DGTCP and the Developer shall facilitate and cooperate with the Owners on this account and complete all documentation with regard to the Owners share so as to facilitate the transactions of sale and allotment of Owners share. The plots to be allocated, allotted and transferred to the Owners in terms of this Agreement shall be free from all encumbrances, liens charges, injunctions, lis-pendense, mortgages, acquisitions, attachments and/or limitations of any nature whatsoever. The Developers shall further be bound to execute all such documents as may be required by the Owners to deal with such plots. In such event the Developer shall have no liability towards any third party on account of the Developer executing any documents in favour of such third party at the request of the Owners.
- d) The Developer shall not charge any transfer charges on the first transfer to a third party on all the areas falling to Owners' share; however, if any Government Fee is payable the same shall be paid by the Owner or their transferees.
- e) The Developer shall not differentiate the area falling to Owner' Share from the rest of the project in any manner whatsoever, and shall provided all services uniformly to all the areas of the Project;
- f) All bookings, allotment etc. for sale and market, of the Project shall only be done after procurement of the LOI;

13.5 The Owners and the Developer agrees that all taxes, duty, fee, charges, etc. like stamp duty, registration fee, service tax on the purchase of property etc. shall be borne by the respective buyers of the Owners and Developer,

For S. D. [Signature] Pvt. Ltd

Director

For Mohi [Signature] Pvt. Ltd.

Authorised Signatory

14 **MARKETING**

14.1 Marketing of the Owners Share may be carried out by the developer at the sole discretion of the Owners as per mutually agreeable terms and conditions.

14.2 All necessary documents /agreement, conveyance deed for booking /sale of plotted area shall be prepared by the developer to maintain uniformity of general terms including maintenance of the projects.

15 **MAINTENACE OF THE PROJCTS**

15.1 All the common area and facilities of the project like roads , water sewerage lines street lighting parks etc shall be maintained by the developer and /or its nominees till handed over to the concerned local body / authority or the residence welfare association of the project.

15.2 The owner acknowledge and agree that terms of allotment agreement Conveyance Deed, Maintenance Agreement, Electricity Supply Agreement of the areas falling within the Owners' Share, whether retained for self use, or tranfrered or gifted to 3rd party, shall be at par with the areas falling in the developers' Share. The Owners shall ensure that such Agreements shall be signed as and when asked by the Developer without demur by the Owners hi their nominees, but definitely before the possession.

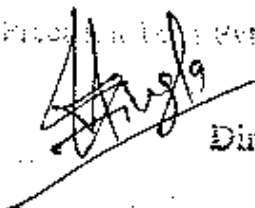
16 **TAXES**

16.1 All taxes, levies or any other type of financial obligations of the owner with reference to the Said Land, up to the date of signing of this Collaboration Agreement, incurred/ to be incurred shall be met and discharged by the owner and after signing of this Collaboration Agreement such levies and taxes will be paid by the developer for all project area the owner and /or buyers of their shared area shall also be liable for all taxes including property taxes charges levies or any out flows in respect of their area in the project from the date these are levied / made applicable. Similar taxes charges liabilities relating to developers shared area shall be met by the developer or the buyers of its share of areas.

16.2 The parties shall be individually liable for all taxes including property taxes, charges, levies or any outflows in respect of their respective shared areas in the Project from the date completion of the project and handed over the total physical possession as per share holding, whatsoever will be levied/made or applicable and might be passed on to the buyers as may be decided by them.

16.3 The Parties have mutually agreed that the taxes relating co development work like works contract tax, service tax on contractors bill etc. shall be borne by the Developer for the entire Project including the Owners Share.

For S. D. Properties Pvt. Ltd.


Director

For Main Builders Pvt. Ltd.


Authorized Signatory

- 16.4 That the Parties hereto shall be liable in respect of income tax and other fiscal liabilities/taxes for their respective shares of build or un-build areas and/or proceeds thereof and keep indemnified each other against any claim or demand.

17 RAISING or LOANS

- 17.1 The Developer shall be entitled to raise loans in its own name from the bank, / financial institutions for development of the Said Land by mortgaging its own share and the Owners shall facilitate the same. There shall be no liability on the Owners for re-payment of the loans or any interest thereon.
- 17.2 The intending customer/buyer of Developer shall be entitled to raise loans in its own name from the bank / financial institutions for purchasing the Plot/s, Villas, Floors and commercial area to be developed by Developer in the area falling in its share by mortgaging their Plot(s), floors, villas, commercial area and the Owners shall facilitate the same and agrees to sign/execute all such documents, application etc as may required for sanction/disbursement of the loan. The Developer shall be entitled to issue no objection certificates and to execute any documents for enabling buyers to raise loans for purchase of areas by creating mortgage in respect of areas falling in Developers share in favour of any banks /financial institutions without creating any liability on the Owners. Likewise, the Owners shall also be entitled to issue such no objections and to execute any documents for enabling buyers of their share of areas for arranging loans for purchase of areas by mortgaging areas with any banks/financial institutions and the Developer shall co-operate for the same.

18. EXECUTION OF SALE DEEDS

- 18.1 Developer shall be entitled to execute and get registered appropriate sale/conveyance deeds in respect of the Developer's share in the project in favour of its buyers at the cost and expense of the buyer, terms of the Allotment Agreement to be entered with the prospective buyers of the Project. After the procurement of the LOI, as And when required the owner Agrees to execute an irrevocable Power of Attorney for this purpose in favour of the Developer or its nominees.
- 18.2 The Owners shall be entitled to execute and get registered appropriate sale/conveyance deeds in respect of the areas in the Project in favour of the buyers of Owners Share of areas at the cost and expense of the buyer, after the procurement of the LOI, as and when required, the Developer agrees to execute an irrevocable Power of Attorney for this purpose in favour of the owners or its nominees.

For S. D. Production Pvt. Ltd


Director

For S. D. Production Pvt. Ltd.

Director

19 GENERAL

- 19.1 The name of the Project shall be decided by the Developer.
- 19.2 That since considerable expenditure, efforts and expertise is involved in obtaining the licenses for the Project. It is condition of this agreement that after obtaining the LOI and the required permissions from the concerned authorities for the Project, the Owner or its nominee or legal heirs will not cancel or back out from this agreement under any circumstances. However in case the its nominee legal heirs would otherwise cancel or back out from this agreement in that event the Developer besides its other rights will be entitled to get the said agreement enforced through courts at the cost and risk of owners and during pendency of the said proceedings, the owner shall not enter into any agreement with respect to the Said land with any third party except fro achieving the objective of this agreement.
- 19.3 The owner agree that if, there be any claim, demand, tax litigation or any other court order of any nature whatsoever against them, then it is a condition of this Agreement that the work of development and/ or completion of the Project and / or any other matter incidental to it agreement shall not, at any time or during development or after the completion of or on handing over possession to the intending purchasers, be stopped, prevented, obstructed or delayed in any manner whatsoever. It is agreed that such claims, outstanding demands, litigations, and / or courts decree shall only be met and satisfied out of Owners Share in the Said Land and / or proceeds therefrom.
- 19.4 That this Agreement may be executed in counter parts, each of which shall be deemed to as an original, but all of which together shall constitute one and the same instrument and Agreement.
- 19.5 That this agreement records the complete agreement between Me parties and supersedes all provisions, correspondence, undertakings, agreements, letters papers or documents exchanged and/or executed by the parties That in case any amendment is to be made to the agreement the same shall be with mutul consent of the parties and shall be in writing and got signed by the parties.
- 19.6 The said agreement shall be irrevocable and no modification/alteration etc in the terms and conditions of such agreement can be undertaken except after obtaining prior approval of the Director, Town & Country Planning, Haryana The Developer company i.e. MAHI BUILDCON PVT. LTD. Shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- 19.7 if any provision of this Agreement shall be determined to be void or unforceable under applicable law, such provisions shall be deemed to be amended or deleted

For S. D. Precision Tech Pvt. Ltd.

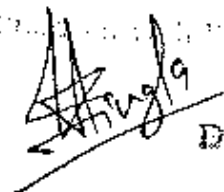
For Mahi Buildcon Pvt. Ltd.

Authorized Signatory

in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

- 19.8 The Owners and the Developer have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as an agency between the Owners and the Developer nor shall the Owners and the Developer in any manner construe it as an association of persons unless and except to the extent specifically recorded herein. Parties shall be liable for their own capital gains and income tax and any other tax liabilities. Each party shall keep the other indemnified from and against the same.
- 19.9 That if any Provision of this agreement or the application thereof, to any person or circumstances shall be invalid or un-enforceable to any extent, the remainder of this agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of the agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision shall be replaced with provision, which is valid and enforceable and most nearly reflected the original intent of the invalid or unenforceable provision.
- 19.10 That each right, power and remedy provided for herein or now or herein existing at law, in equity, by statute or otherwise shall be cumulative, the exercise or forbearance of exercise by either party of one or more of rights, powers, or remedies shall not preclude the simultaneous or bill, exercise by such party of any or all such other rights, powers or remedies.
- 19.11 Unless otherwise stated, each notice to be made hereunder shall be made, in writing by the authorized signatory but unless otherwise stated, may be made by fax, telegram, or letter provided however that any notice under this Agreement is sent by fax, shall simultaneously be sent by registered post as well. A notice shall be deemed to have been duly served upon receipt and dispatch by Registered Post AD shall be conclusive proof of its receipt by the addresses. Such communications shall be addresses as follows:

For S. B. [unclear] Ltd


Director

For [unclear] Ltd


Authorized Signatory

If to First Party: Name : M/s SD PRECISION TECH PVT. LTD.
 Address : C-8 EAST OF KAILASH New Delhi- 110065
 Email Id :
 Mobile No. :

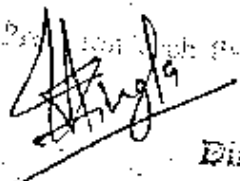
If to Second Party


Name : M/S MAHI BUILDCON PVT. LTD.
 Address : C-8, EAST OF KAILASH, NEW DLEHI
 Email id :
 Mobile No :

Any communication or document to be made or delivered by one Party to the other pursuant to this Agreement shall be made or delivered to the other Party at its address specified above. In case of change in address such other address shall be notified by that Party to the other Party by giving not less than 15 days notice of such change of address, and shall be deemed to have been made or delivered (i) in the case of any communication made by facsimile transmission when transmitted, and (ii) in case of any communication made by letter, when left at that address to be received by the addressee.

20. FORCE MAJEURE

The Developer shall not be held responsible or liable for not performing or delay in performing any of its obligations as provided herein, if such performance is prevented, delayed or hindered by any reason(s), which are beyond the control of the Developer and could not have been prevented or reasonably overcome by the Developer with the exercise of reasonable skill and care / does not result from the negligence or misconduct of the Developer and materially and adversely affects the performance of any obligation hereunder; including but not limited to non receipt of critical approvals pertaining to building plans/ layout plans, environment clearance etc., non-availability of any building material and labour or enemy action or natural calamities or Act of God or strike, lockout, or other labour disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation decree, rule, regulation or otherwise, revolution, civil

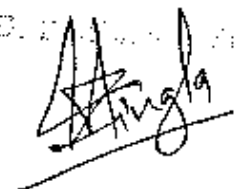
For S. D. Precision Tech Pvt. Ltd

 Director

For Mahi Buildcon Pvt. Ltd.

 Signatory

disturbance, breach of the peace, declared or undeclared war, act of interference or action by civil or military authorities or any other cause beyond control of the Developer.

21. DISPUTE RESOLUTION, GOVERNING LAW JURISDICTION

- 21.1 Amicable Settlement: In the case of any dispute or claim arising connection with or relating to this Agreement, the parties shall attempt to first resolve such dispute or claim through amicable.
- 21.2 Arbitration: If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration through a sole arbitrator to be mutually appointed by the Parties. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/ modification therein All arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Patwal. The Arbitration award shall be final and binding on the parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter or the dispute, without prejudice to the final determination in accordance with the provisions under this Article.
- 21.3 Governing Law & Jurisdiction: This Agreement shall be governed by and construed in accordance with the laws of the India and shall, subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the courts in Patwal only.


For S. B. D. ... Ltd

 Director

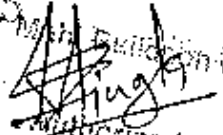
For M. S. D. ... Pvt. Ltd

 Authorized Signatory

IN WITNESS WHEREOF both the Parties have signed this agreement at Palwal on the date first mentioned above in the presence of the following witnesses :

WITNESSES 1:

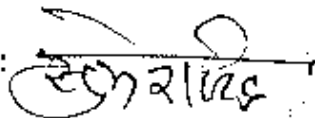

Ramkishore Lambardas
Fazal Pur


For M/s SD Precision Tech Pvt Ltd

Authorised Representative
Tarun Singla


For M/s SD Precision Tech Pvt Ltd
OWNER/ FIRST PARTY

WITNESSES 2:

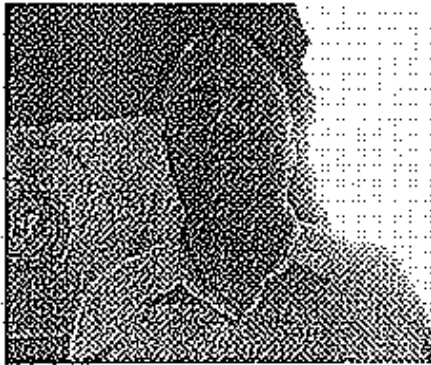


Authorised Representative

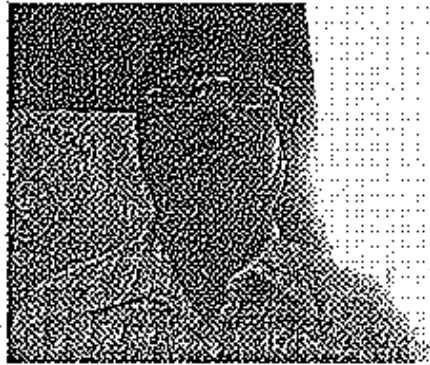
For M/s Mahi Buildcon Pvt Ltd


For M/s Mahi Buildcon Pvt Ltd
SECOND PARTY

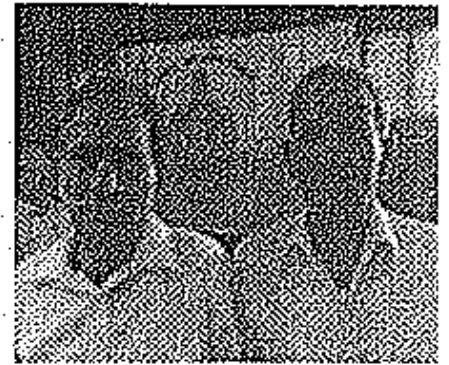
Reg. No. 568 Reg. Year 2018-2019 Book No. 1



पेशकर्ता



For S. D. Precision Tech Pvt. Ltd



गवाह

पेशकर्ता

M/s SD Precision Tech Pvt. Ltd.-Through-Director-Mr. Tarun Singla

Tarun Singla
Director

दावेदार

M/s Mahi Buildcon Pvt. Ltd.-Through-Director-Mr. Sanjeev Agarwal

For Mahi Buildcon Pvt. Ltd.
Sanjeev Agarwal
Authorized Signatory

गवाह 1:- Ram Kishor, Lambardar

RK

गवाह 2:- Sumer Singh, Lambardar

Sumer Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 568 आज दिनांक 30/04/2018 को बही न: 1 जिल्द न: 0 के पृष्ठ न: 132 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 14 के पृष्ठ सख्या 29 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 30/04/2018

[Signature]
उप/संबन्धित पंजीयन अधिकारी
पलवल

SCHEDULE-1

Details of the said Land ad-measuring 45 Kanal 17 Merle (5.731 acres approx) situated in the revenue estate of Village Palwat , Tahsil & Distt. Palwal, Haryana.

Khawat No.	Khata No.	Mustkil No.	Killa No.	Area in K-M
972	1128	50	2/1	5-10
		Total		5 KANAL 10 MERLE

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 28/04/2018

Certificate No. E0282018D89



Stamp Duty Paid : ₹ 243600
(Rs. Only)

GRN No. 34794245



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Olive Buildcon Private limited
H.No/Floor: C8 Sector/Ward: Na LandMark: East of kailash
City/Village: New delhi District: Delhi State: Delhi
Phone: 0



Buyer / Second Party Detail

Name: Mahi Buildcon Private limited
H.No/Floor: C8 Sector/Ward: Na LandMark: East of kailash
City/Village: New delhi District: Delhi State: Delhi
Phone: 9810595526



Purpose: Collaboration Agreement

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

NH-2
[Handwritten signature]

Consideration Amount: 48,71,600/-
Stamp Duty Paid @ %5 = 2,43,600/-
Stamp Certificate No/Date-E0282018D89 Dated-28-04-2018
Area-5.731 Acres

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made and executed at Palwal on this 1st day of May 2018

M/s OLIVE BUILDCON PVT. LTD. a company incorporated with the Registrar of Authorized Representative/Director Mr. Tarun Singla, S/o Sh. M.R. Singla, having its registered office at C-8, East of Kailash, New Delhi-110065 hereinafter called the "OWNER", which expression, unless repugnant to the context or law, shall mean and include the said Owner, its executors, beneficiaries, administrators, successors, liquidators and legal representatives, the party of the FIRST PART.

For Olive Buildcon Pvt. Ltd.
[Signature]
Director

AND

For Mahi Buildcon Pvt. Ltd.
[Signature]
Authorized Signatory

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील पलवल	गांव/शहर पलवल
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 4,871,600.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 243,600.00 रुपये
E-Stamp स्टाम्प नं F0282018D89	स्टाम्प की राशि 243,600.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	DFC: JKNPKIKL
	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: N.S. Dagar, Adv.

Service Charge: 200.00 रुपये.

यह प्रलेख आज दिनांक 30/04/2018 दिन सोमवार समय 1:10:00PM बजे श्री/श्रीमती/कुमारी M/s Olive Buildcon Pvt. Ltd. द्वारा प्रस्तुत किया गया।

For Olive Buildcon Pvt. Ltd.

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
पलवल

श्री M/s Olive Buildcon Pvt Ltd Through-Director-Mr. Tarun Singla

उपरोक्त पेशकता व श्री/श्रीमती/कुमारी M/s Mahi Buildcon Pvt. Ltd. Through-Director-Mr. Sanjeev Agarwal शबेधर हाजिर है। प्रस्तुत प्रलेख संबंधी प्रत्येक पक्षों के बीच प्रत्येक पक्षों के अनुसार 0.00 रुपये की राशि शबेधर ने मेरे समक्ष पेशकता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि को लेन देन को स्वीकार किया।

दोनों पक्षों के पहचान श्री/श्रीमती/कुमारी Ram Kusbor, Lambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Fazalpur व श्री/श्रीमती/कुमारी Sumar Singh, Lambardar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Jatola में की। साक्षी नः 1 को हम नम्बरदार/अधिकृत के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 30/04/2018

उप/संयुक्त पंजीयन अधिकारी
पलवल


यह प्रमाणित किया जाता है कि संयुक्त चरसिका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।


उप/संयुक्त पंजीयन अधिकारी
पलवल

M/S MAHI BUILDCON PVT. LTD. a company incorporated with the Registrar of Companies, National Capital Territory of Delhi & Haryana, Delhi, under the Companies Act, 1956, acting through its duly Authorized Representative/Director Mr. Sanjeev Agarwal, S/o Sh. Shreeniwas Agarwal, having its registered office at C-8, East of Kailash, New Delhi-110065 hereinafter called the "OWNER", which expression, unless repugnant to the context or law, shall mean and include the said Owner, its executors, beneficiaries, administrators, successors, liquidators and legal representatives, the party of the SECOND PART. [Hereinafter OWNERS and the DEVELOPER are collectively referred to as 'Parties' and individually as "Party" as the context demands]

WHEREAS:

- A. The Owners are the exclusive owners and in possession of Land Khewat/Khata No- 2320/2683, Mustakil NO-50, Kila No. 23(8-0), Khewat/Khata No- 2320/2684 13(8-0), 18(7-9), 19(7-9), Khewat/Khata No- 2320/2685 Mustakil No-55, Kila No- 8/1(6-19), Khewat/Khata No- 1884/2151, 3(8-0), area measuring 45 kanal 17 merle, situated in revenue estate of village Palwal, tehsil and dist. Palwal vide sale deed no- 14447 dtd. 31/01/2013 registered in the office of sub registrar palwal. And the land owner want to develop 5.7312 Acre 45K-17M with the developer, described in Schedule-I hereunder as marked in red in the Shajra Plan with details Annexure-I out of the his total land (hereinafter-referred to as the "Said Land") with the condition that the developer leave 33ft. wide parallel road including Govt. road (as recorded in the revenue records of the village) in their own land towards the owner's project land from main road to other adjoining land of the owner. Whenever land shall be leave by developer for widening the 33 ft. road that shall be donated by the developer to the municipal corporation Palwal for common way/path.
- B. The Owners represents that the said Land falls under residential zone at the Development/Master Plan of Palwal. The Owners has further represented to the Developer that the said Land is free of all sorts of encumbrances, charges, disputes liens, third party rights, litigations, acquisition proceedings etc. and they have free and marketable title to the said Land.
- C. The Owners being desirous of developing the said Land into a plottee residential colony (herein "Project") under The Deen Dayal Jan Awas Yojna Policy 2016 as may be permissible and approved and being not equippee with necessary experience and infrastructure have approached the Developer.
- D. The Owners have provided the Developer with true photocopies of all the title documents and revenue records pertaining to the said Land and the Developer has scrutinized the same and have after satisfied itself as to their accuracy have relied upon it prior to entering and executing this Collaboration Agreement.
- E. The Developer relying upon the statement, assurances and representations of the Owners have agreed to enter into this Collaboration Agreement and to

For Mahi Buildcon Pvt. Ltd.

 Director

For Mahi Buildcon Pvt. Ltd.

 Director

develop residential plotted colony on the said Land on the terms and conditions hereinafter appearing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. PROJECT

- 1.1. The Project shall comprise of residential plots, community centre etc. to be developed upon the said Land as may be planned by the Developer and approved by the concerned authorities.
- 1.2. In pursuance of obligations assumed by Developer and subject to the terms of this Agreement the Owners will make available the said Land and place the same at the disposal of the Developer, free of cost, for the purpose of development into a plotted residential colony thereon.

2. GRANT OF DEVELOPMENT RIGHTS

- 2.1 The Owners hereby entrusts to the Developer exclusive right for development of the said Land into a residential plotted colony in accordance with the terms and conditions of this Agreement.
- 2.2 The Developer on execution of this Agreement, shall be entitled to survey the said Land, prepare the layout and service plans and development scheme for submission to the Director General, Town & Country Planning, Chandigarh ("DGTCP") and/or such other authority(s) as may be concerned in the matter for obtaining of requisite licenses, permissions, sanctions and approvals for development, construction and completion of the Project on the said Land.
- 2.3 The Owner on issuance of LOI by DGTCP shall handover the physical, vacant and peaceful possession of the said Land to the Developer for development, construction and completion of the Project on the said Land.
- 2.4 The Parties agree, that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale, under Section 5-A of the Transfer of Property Act, 1882 and/or such other law for the time being in force.
- 2.5 Subject to the terms and conditions set forth herein, the Owners hereby agrees and undertakes not to disturb, interfere with or interrupt the planning, development/construction activity to be carried out by the Developer on the said Land and/or commit or omit anything that would result in stoppage or delay of the planning development/construction activity to be undertaken under this Agreement.


Developer


For Owners

3. LAYOUT

- 3.1. The Developer at its own cost and expense shall design and draw out a layout plan of the project with all the requisite facilities/amenities in complete project area as per prescribed norms, rules and regulations and for this purpose, and shall be entitled to employ, engage architects planners, consultants etc. The Owners agrees not to interfere in the design, plan of the layout plan of the Project.
- 3.2. The Developer shall be entitled as may be considered appropriate by the make any modifications/amendments in the layout plan of the project anytime before or after obtaining approvals within the permissible frame work of rules and bye-laws.
- 3.3. The Developer shall allocate the Owner's 10% share in the Project and demarcate the same on layout of the project after obtaining letter of intent (LOI) and approval of the Layout from DGTCP in accordance with the provisions of clause 13 herein below

4. APPROVALS

- 4.1. The Developer agrees to obtain at its own cost and expense all requisite permissions, sanctions and approvals including conversion of land use LOI/License as may be required from the DGTCP and other concerned Authorities, for development of the said Land into a plotted residential colony and the owner shall not pay any amount of the enhancement EDC/IDC, license fee & other charges after LOI for the same.
- 4.2. The Developer shall at its own and expense prepare the requisite applications for license and submit the same to DGTCP along with all necessary documents and proof of title including latest copies of jamabandi etc., which shall be provided by Owners on request of the Developer. All the necessary fees including scrutiny fees etc. as required shall be borne and deposited by the Developer.
- 4.3. The Owners shall fully cooperate in the submission of necessary applications for approval and agree to provide all necessary documents and to sign and execute any applications, documents for the purpose and will also execute a Special Power of Attorney, simultaneously with the signing of this collaboration agreement, in favor of the Developer and its representatives in the form attached herewith vide Annexure.....The Power of Attorney shall empower and authorize the Developer and its representatives to undertake amongst others, the following activities:

For Olive ~~_____~~ Pvt. Ltd.

Director

For Olive ~~_____~~ Pvt. Ltd.


Director

- (i) Commencement, construction, development and completion of the Project.
 - (ii) Appointment and engagement of outside agencies, architects, contractors, engineers and other consultants for the development of the Project.
 - (iii) Marketing and sale of the Saleable Areas as per their respective share and to collect the sale proceeds and other charges from the customers/buyers in its own name.
 - (iv) To sign, execute and submit all papers, documents, deeds letters, affidavits, no-objection certificates, authorizations, undertakings and take such other actions as may be required for purposes of construction, development, and marketing as may be required to consummate more effectively the purposes or subject matter of this Agreement.
- 4.4. The Owners also execute a General Power of Attorney in favor of the Developer and its representatives for license and development work and to the extent that 90% share of the developer for the execution and registration of Allotment Certificate and Agreement, sale deeds, or other agreements/deeds, lease (defined herein below) in the form appended hereto as Annexure... for enabling the Developer to sell their share in the Project.
- 4.5. The Owners agree to also sign/execute all applications, documents, affidavits, undertakings, indemnity bonds, agreements and all other deeds and documents as may be required or necessary for obtaining approvals and for the implementation of the terms of this Collaboration Agreement.
- 4.6. The Parties to this Collaboration Agreement agree that the Developer shall execute all necessary documents, including General Power of Attorney and Specific Power of Attorney, as may be desired by the Owners, for enabling the Owners to sell their share in the Project.
5. DEVELOPMENT:
- 5.1. The Developer agrees to obtain all requisite permissions, sanctions and approvals including renewals where necessary as may be required from all concerned Authorities, including but not limited to conversion of land use, Letter of Intent (LOI)/License and sanction of Plans for sanction and development of the Project.

For Olive  Pvt. Ltd.

Director

For Mahi Builders Pvt. Ltd.

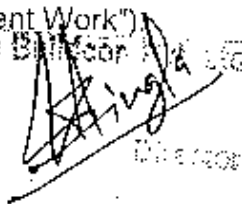

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- 5.2. The Developer shall file the application for obtaining license to develop residential plotted colony/Project with in 90 days of execution of this Collaboration Agreement subject to execution/availability of necessary documents and information by/from the Owners.
- 5.3. The Developer represents and warrants to the Owners herein that on best efforts basis, it undertakes to procure the Letter of Intent (LOI) with 12 months from the date of execution of the Collaboration Agreement of the working day on(hereinafter "Outside Date")


In the event if either the Developer is not able to procure the for the Project or the Appropriate Authorities does not grant the LOI by the outside Date, unless extended, for the purposes of development of residential colony on the said Land, the Owners and the Developers represent and covenant to the other Party that:

- (a) All the agreements, including but not limited to Collaboration Agreement, the Special Power of Attorney, the General Power of Attorney, shall stand terminated; and
 - (b) The parties shall stand absolved from performance of their obligations under provision of this Agreement and/or any other agreement, understanding which may have been reached pertaining to the project.
- 5.4. The Developer shall secure all necessary permissions approvals too installation of electric, water supply and sewerage connections to the Project, at its own cost and expense.
 - 5.5. The Owners shall fully cooperate in the submission of necessary applications/building plans for obtaining approvals including sanction of plans and agree to sign and execute any applications, documents etc as may be required by the Developer for that purpose.
 - 5.6. The Developer represents and warrants to the Owners herein that it shall undertake entire development of the Project, which shall include and not be limited to the following:
 - (a) To prepare the layout plans of the Project.
 - (b) To carry out the internal infrastructure work including laying of roads, street lights, water supply system, sewage collection system, storm water drains, recreation gardens, electric supply network, (hereinafter referred to as the "Development Work")

For Olive Builders Pvt. Ltd.


Director

For Olive Builders Pvt. Ltd.


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- (c) To carry out Development work in accordance with the plans that may be sanctioned by the Appropriate Authority with such alterations as may be desired by the Appropriate Authority.
- (d) To abide by all the terms and conditions of the License obtained for development of the Project.
- (e) To bear, pay and discharge the entire cost of development of the residential colony including fee of architects, surveyors, vaues, engineers, lawyers, consultants and/or any other professionals that may be engaged in connection with or for the development of the residential colony : and
- (f) To obtain an Occupation/ Completion Certificate in respect of each of the segments of the project.

5.7. The Owners shall be entitled to visit the project to see the progress of development, provided however that the Owners of anybody else cleaning through or under them shall not cause any type of hindrance or interference in development activities or in the day to day functioning of the development .

5.8. The Developer will "complete" the Development Work of the entire project within 5 years from the date of "start of development work". The term "start of development work" for the purpose of this clause shall mean date grant of licenses/approval of layout/grant of environmental clearance/grant of such approvals as are necessary for start of construction. Whichever is later, subject to Force Majeure (defined in clause 20). The terms "complete" for the purpose of this clause shall mean that stage, when the Developer can offer possession of the plot/s and the basic infrastructure viz roads, water supply line, sewerage line, drain line are in usable condition and there is provision of electricity line.

5.9. The total FSI area shall be distributed/ disbursed into the ration of 10:90 between the parties thereof.

6. WORK FORCE

6.1. The Developer shall be entitled, as its own cost and expenses, to engage contractors, sub- contractors etc. for the purpose of carrying out development on the Said Land. The Developer along shall be responsible and liable for bearing all costs and expenses for payment of any due of the contractors/sub-

For Olive Buildcon Pvt. Ltd.

Director

For Olive Buildcon Pvt. Ltd.

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- 6.2. The Developer shall be entitled to employ engineers, architects, consultants, skilled and unskilled workers to carry out and complete development of the Project under the terms of this Agreement.
- 6.3. It will be the obligation of the Developer to abide by all statutory provisions regarding the employment of such workers and payment of their dues in time. No liability of any nature whatsoever shall be fastened on the Owners in case of non-compliance of any statutory compliance.

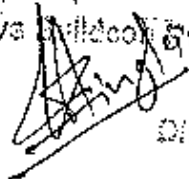
7. COSTS

- 7.1. That the Developer agrees to develop the Project, at its own costs, charges, fees, rates, taxes, cess and/or expenses and with its own resources on the Said land. The Owner shall not be liable to pay or bear any part or portion of the cost of construction and development of the said land of the project.
- 7.2. The External development Charges ("EDC"), Infrastructure Development Work and the internal Development charges ("IDC") shall be borne and paid by the Developer. If after getting license or during the development work government enhanced in EDC/IDC. License fee & other Charges than both parties bear these as per ration (10:90)
- 7.3. The development shall bear all costs and expense pertaining to the development of the Project, including cost and expense for the aforesaid Development Work and the fees of the Architects, Engineers, Consultants and staff/work force for the preparation of layout, zoning, and service plan etc. and obtaining of approvals including payments of submission fees, scrutiny fees, conversion and license fees shall be borne and paid by the First Party.
- 7.4. All costs and expenses relating to internal development of the said Land including costs of materials, inputs, labor supervision, installation of electric sub-stations, transformers, horticulture as approved shall be borne and paid by the First Party.

8. REPRESENTATIONS AND WARRANTIES BY THE OWNERS

- 8.1. The Owners represents and warrants to the Developer as follows:
- (i) The Owners are the absolute owner of the Said Land and is in uninterrupted possession, use and occupation of the Said Land.

For Olive Builders Pvt. Ltd.

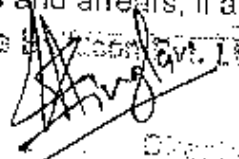

Director

For Olive Builders Pvt. Ltd.

Authorized Signatory

- (ii) The description of the Said Land set forth in the Schedule is true accurate and complete and comprises of all of the Land and premises vested in, occupied or used by, or in the possession of, the Owners.
- (iii) The Owners are fully entitled to enter into this Agreement and this Agreement constitutes a legal, valid and binding Obligation of the Owners.
- (iv) The Said Land is currently free from all encumbrances attachments, claims, liens, hindrances, lispendens, minor claims, court or other attachments, easement, license, encroachment or dispute relating to boundary, prior agreements, pre-emption, option joint family interests, claims on account of partition, inheritance, reservation etc. and other charges of any nature whatsoever and howsoever and that there is no defect in the title of the Owners of the Said Land.
- (v) At the time of execution of this Agreement, the Owners have not agreed to sell or transfer whole or portions of the Said Land any Third parties and have not executed any power of attorney or other agreements empowering any person/s to deal with the said Land.
- (vi) The Owner are in possession and enjoyment and personal occupation of the Said Land;
- (vii) The Said Land is not a land in respect of which there is a prohibition regarding sale or transfer and there is no bar or prohibition to acquire, holds transfer or sell the Said Land.
- (viii) There are no pending or threatened legal proceedings litigations, suits, claims etc. with respect to the Said Land or any portions thereof;
- (ix) The Owners have not received any notice of acquisition or requisition in respect of the Said Land or any part thereof;
- (x) All property taxes and cess in respect of the Said Land have been duly and punctually paid as on the date hereof and the Owners Shall be liable to make payments of the same till the date of LOI. It is clarified that the Owners shall be liable for any outstanding in this respect, including penalties and arrears, if any, till the date

For Olive & Associates Pvt. Ltd.


Special Agent

For Olive & Associates Pvt. Ltd.


Special Agent

- (xi) The Owner agrees and undertakes that in case of rejection of the application of the Residential Plotted Colony on the Said Land due to any defect in the title of the Said Land within 12 months from the date of this Agreement, then the amount paid by the Developer to the Owner till that date shall be refunded by the Owner within 7 days of demand by the Developer failing which interest @24% p.a shall be charged for the period of delay. The Owner shall not be entitled to alienate, sell, transfer, mortgages, gift, create charge, the Said Land till the receipt of the entire amount as aforesaid by the Developer along with penal interest, if any.
- (xii) To abide by all the terms and conditions of the License obtained for development of the Project.

9. NDEMNITIES

9.1. DEVELOPER'S INDEMNITY

- (1) The Developer shall observe and comply with all rules, regulations, terms, and conditions of license, the layout plans and other statutory provisions, including statutory payments as demanded in LOI of the Project. The Developer shall keep the Owners indemnified against any losses, damages, consequences arising either out of any violations of statutory provisions, payments, conditions or license or on account of failure to its obligations pertaining to the Project.
- (2) All claims whatsoever made by any party concerned with development of the Project, except those attributable to title of Said Land, including contractors, sub-contractors, suppliers of materials etc. shall be borne and paid by the Developer. The developer shall keep the Owner fully indemnified against all such claims and demands whatsoever.

9.2. OWNERS' INDEMNITY

- (1) The Owners shall keep the Developers indemnified against any claims losses, damages as may caused to the Development and or its buyers on account of any defects in Owner title to the said Land or the existence of any encumbrances thereon.
- (2) The owner shall keep the developers indemnified against any claims, losses, damages as may be caused to the developer on account of breach of all/any of the representations and warranties contained in this Agreement.

For Olive Development Pvt. Ltd.

Director,

For Olive Development Pvt. Ltd.

(3) The Owners shall keep the Developers indemnified against any claims damages etc. as may be raised by its buyer/s on account of its delay/failure in carrying out development on the Said Land due to defect in the Owners title to the Said Land and/or due to breach of any representation and warranties by the Owners.

9.3. The Parties to this Collaboration Agreement manually agree that except for litigation on account of title of the Said Land which shall be borne entirely by the Owners, all costs and expenses of any litigation (after execution of this Agreement) (including litigation on account of proceedings under provisions of The Land Acquisition Act, 1896) pertaining to the Said Land shall be borne by the Developer

10. BANK GUARANTEE

10.1 Any bank guarantees required for payment of external Development charges and carrying out internal development or any other obligation required by any authority, shall be furnished by the Developer. All costs expenses including any margin money to obtain any Bank Guaranteed for EDC Infrastructure Development Charges and internal development shall be borne and paid by developer alone.

11. SECURITY DEPOSIT

11.1 The Owner shall not pay any amount to the developer for widening the 33 fit road and complete development work of the project land as mentioned above as per payment schedule.

11.2 The Developer shall be entitled to refunds, if any of any amount deposited by the Developer with various authorities in the name of the Owners for seeking approvals etc. if refunds are received in the name of the Owners those shall be reimbursed by the Owners to the Developer within 15 days of receipt of money from such authorities.

12. CONSIDERATION:

12.1 The consideration on the part of the Owners include provision of the Said Land by them free of cost to the Developer in terms of this Collaboration Agreement for development of the Said Land.

12.2 The consideration on the part of the developer includes undertaking the development work on the including but not limited to planning and preparation of

For Olive Education Pvt. Ltd.

Direct.

For Olive Education Pvt. Ltd.
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the layout plans, service plans obtaining of all approvals including conversion of land use, license for the colony, carrying out internal development of the Project as its own cost and including deposit of scrutiny fee, license fee and conversion fees, with the concerned Authorities, and all other obligations undertaken by the Developer in terms of this agreement and the terms and conditions of the license.

13 SNARING OF AREAS:

- 13.1 In consideration of the Owners granting the right to the Developer to develop the said Land, the Owners and the Developer have agreed to share the residential/commercial saleable area of the Said Land only. The Parties agree that Owners shall be entitled to 10% of the residential and commercial saleable area together with all other areas including school, institutional, club and areas under community facilities etc of the Said Land ("Owners Share") together with all rights, liberties privileges, easements with unlettered, unhindered and unrestricted right to use all common paths, passages, entrances common space necessary for the enjoyment at such areas. In consideration of the Developer developing the Said Land at its own cost and expense, the Developer shall be entitled to the rest 90% of the residential and commercial saleable area together with all other areas including school, institutional, club and areas under community facilities etc (Developer's Share") The developer shall have the right to deal, with its, here in the manner as it deems fit at its sole discretion.
- 13.2 The Parties have mutually agreed that developer has decide the location of their plots, The parties have agreed that any increase Or decrease in the area shall be suitably adjusted inter se between the parties at the time of approval of the plan by the competent Authorities as per their respective share.
- 13.3 The Developer shall be entitled to retain, sell, lease or otherwise if Developer's Share in the Project, whether in whole or in part, to one parties and shall also be entitled to all income, gain, capital, appreciation and benefit of all kinds or description accruing, arising or flowing there from The Developer shall be entitled to create third party interests qua its allocation by way of registration of sale deed(s) or by mortgaging the Developer's Share.
- 13.4 The Developers represents and warrants to the Owners herein that;
- a) The area would be demarcated between the Owners and developer after grant of the license and approval of the layout plan of the project. The developer shall offer possession of Owners share of plot/s within 48 months

For Olive Builders Pvt. Ltd.

Direct

For Olive Builders Pvt. Ltd.

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(Forty Eight months) from the date grant of license by DCTCP or receipt of Environment clearance. Whichever is later subject to force Majeure (defined in Clause 20).


- b) The Developer shall offer the possession of the Owner share of plot/s (residential/commercial) after completing the Basic Infrastructure work with respect to the Owners Share of plots. The term Basic infrastructure work for the purpose of this clause shall mean:
- i. Internal roads connecting the plot/s to the Public road.
 - ii. Sewer line outside the plot/s.
 - iii. Water supply line outside the plot/s.
 - iv. Provision of electricity line the plot/s boundary.
 - v. Storm water drains outside the plot/s

It is clarified that Basic Infrastructure Work for developer share plots and other works in the Project can be paced by the Developer as per its plan and the marketing conditions.

- c) The Owners shall be competent and entitled to allot, sell, deal with or otherwise dispose off their share of plots after the grant of license of the Project by DGTCP and the Developer shall facilitate and cooperate with the Owners on this account and complete all documentation with regard to the Owners share so as to facilitate the transactions of sale and allotment of Owners share. The plots to be allocated, allotted and transferred to the Owners in terms of this Agreement shall be free from all encumbrances, liens charges, injunctions, lis-pendense, mortgages, acquisitions, attachments and/or limitations of any nature whatsoever. The Developers shall further be bound to execute all such documents as may be required by the Owners to deal with such plots. In such event the Developer shall have no liability towards any third party on account of the Developer executing any documents in favour of such third party at the request of the Owners.
- d) The Developer shall not charge any transfer charges on the first transfer to a third party on all the areas falling to Owners' share; however, if an Government Fee is payable the same shall be paid by the Owner or their transferees.
- e) The Developer shall not differentiate the area falling to Owner' Share from the rest of the project in any manner whatsoever, and shall provided all services uniformly to all the areas of the Project;
- f) All bookings, allotment etc. for sale and market. of the Project shall only be done after procurement of the LOI;

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 Director

For Office Use Only

 Director

- 13.5 The Owners and the Developer agrees that all taxes, duty, fee, charges, etc. like stamp duty, registration fee, service tax on the purchase of property etc. shall be borne by the respective buyers of the Owners and Developer.

14 MARKETING

- 14.1 Marketing of the Owners Share may be carried out by the developer at the sole discretion of the Owners as per mutually agreeable terms and conditions.
- 14.2 All necessary documents /agreement, conveyance deed for booking /sale of plotted area shall be prepared by the developer to maintain uniformity of general terms including maintenance of the projects.

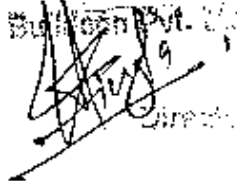
15 MAINTENANCE OF THE PROJECTS

- 15.1 All the common area and facilities of the project like roads , water sewerage lines street lighting parks etc shall be maintained by the developer and /or its nominees till handed over to the concerned local body / authority or the residence welfare association of the project.
- 15.2 The owner acknowledge and agree that terms of allotment agreement, Conveyance Deed, Maintenance Agreement, Electricity Supply Agreement of the areas falling within the Owners' Share, whether retained for self use, or transferred or gifted to 3rd party, shall be at par with the areas falling in the developers Share. The Owners shall ensure that such Agreements shall be signed as and when asked by the Developer without demur by the Owners or their nominees, but definitely before the possession.

16 TAXES

- 16.1 All taxes, levies or any other type of financial obligations of the owner with reference to the Said Land, up to the date of signing of this Collaboration Agreement, incurred/ to be incurred shall be met and discharged by the owner and after signing of this Collaboration Agreement such levies and taxes will be paid by the developer for all project area the owner and /or buyers of their share; area shall also be liable for all taxes including property taxes charges levies or any out flows in respect of their area in the project from the date these are levied / made applicable. Similar taxes charges liabilities relating to developers shared area shall be met by the developer or the buyers of its share of areas.
- 16.2 The parties shall be individually liable for all taxes including property taxes, charges, levies or any outflows in respect of their respective shared areas in the Project from the date completion of the project and handed over the total physical possession as per share holding, whatsoever will be levied/made or applicable and might be passed on to the buyers as may be decided by them.

For Olive Builders Pvt. Ltd.


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For Olive Builders Pvt. Ltd.

Authorized Signatory

- 16.3 The Parties have mutually agreed that the taxes relating to development work like works contract tax, service tax on contractors bill etc. shall be borne by the Developer for the entire Project including the Owners Share.
- 16.4 That the Parties hereto shall be liable in respect of income tax and other fiscal liabilities/taxes for their respective shares of build or un-build areas and/or proceeds thereof and keep indemnified each other against any claim or demand.

17. RAISING or LOANS

- 17.1 The Developer shall be entitled to raise loans in its own name from the bank, financial institutions for development of the Said Land by mortgaging its own share and the Owners shall facilitate the same. There shall be no liability on the Owners for re-payment of the loans or any interest thereon.
- 17.2 The intending customer/buyer of Developer shall be entitled to raise loans in its own name from the bank / financial institutions for purchasing the Plot/s, Villas, Floors and commercial area to be developed by Developer in the area falling in its share by mortgaging their Plot(s), floors, villas, commercial area and the Owners shall facilitate the same and agrees to sign/execute all such documents, application etc as may required for sanction/disbursement of the loan. The Developer shall be entitled to issue no objection certificates and to execute any documents for enabling buyers to raise loans for purchase of areas by creating mortgage in respect of areas falling in Developers share in favour of any banks /financial institutions without creating any liability on the Owners. Likewise, the Owners shall also be entitled to issue such no objections and to execute any documents for enabling buyers of their share of areas for arranging loans for purchase of areas by mortgaging areas with any banks/financial institutions and the Developer shall co-operate for the same.

18. EXECUTION OF SALE DEEDS

- 18.1 Developer shall be entitled to execute and get registered appropriate sale/conveyance deeds in respect of the Developer's share in the project in favour of its buyers at the cost and expense of the buyer, terms or the Allotment Agreement to be entered with the prospective, buyers of the Project. After the procurement of the LOI, as And when required the owner Agrees to execute an irrevocable Power of Attorney for this purpose in favour of the Developer or its nominees.
- 18.2 The Owners shall be entitled to execute and get registered appropriate sale/conveyance deeds in respect of the areas in the Project in favour of the buyers of Owners Share of areas at the cost and expense of the buyer, after the

For Olive Breeze Pvt. Ltd.

Director

For Manoj Bhatnagar & Co. P.C.

Authorized Signatory

Procurement of the LOI, as and when required, the Developer agrees to execute an irrevocable Power of Attorney for this purpose in favour of the owners or its nominees.

19 GENERAL

19.1 The name of the Project shall be decided by the Developer.

19.2 That since considerable expenditure, efforts and expertise is involved in obtaining the licenses for the Project. It is condition of this agreement that after obtaining the LOI and the required permissions from the concerned authorities for the Project, the Owner or its nominee or legal heirs will not cancel or back out from this agreement under any circumstances. However in case the its nominee legal heirs would otherwise cancel or back out from this agreement in that event the Developer besides its other rights will be entitled to get the said agreement enforced through courts at the cost and risk of owners and during pendency of the said proceedings, the owner shall not enter into any agreement with respect to the Said land with any third party except for achieving the objective of this agreement.

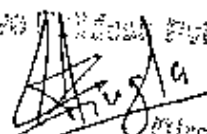
19.3 The owner agree that if, there be any claim, demand, tax litigation or any other court order of any nature whatsoever against them, then it is a condition of this Agreement that the work of development and/ or completion of the Project and / or any other matter incidental to it agreement shall not, at any time or during development or after the completion of or on handing over possession to the intending purchasers, be stopped, prevented, obstructed or delayed in any manner whatsoever it is agreed that such claims, outstanding demands, litigations, and / or courts decree shall only be met and satisfied out of Owners Share in the Said Land and / or proceeds therefrom.

19.4 That this Agreement may be executed in counter parts, each of which shall be deemed to as an original, but all of which together shall constitute one and the same instrument and Agreement.

19.5 That this agreement records the complete agreement between Me parties and supersedes all provisions, correspondence, undertakings, agreements, letters papers or documents exchanged and/or executed by the parties That in case any amendment is to be made to the agreement the same shall be with mutual consent of the parties and shall be in writing and got signed by the parties.

19.6 The said agreement shall be irrevocable and no modification/alteration etc in the terms and conditions of such agreement can be undertaken except after obtaining prior approval of the Director, Town & Country Planning, Haryana The Developer company i.e. MAHI BUILDCON PVT. LTD. Shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or

For Mahi Buildcon Pvt. Ltd.


Director

For Mahi Buildcon Pvt. Ltd.


Authorized Signatory

relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.

- 19.7 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 provisions of this Agreement shall remain valid and enforceable in accordance with the terms.
- 19.8 The Owners and the Developer have entered into this Agreement on a principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as an agency between the Owners and the Developer nor shall the Owners and the Developer in any manner construe it as an association of persons unless and except to the extent specifically recorded herein. Parties shall be liable for their own capital gains and income tax and any other tax liabilities. Each party shall keep the other indemnified from and against the same.
- 19.9 that if any Provision of this agreement or the application thereof to any person or circumstances shall be invalid or un-enforceable to any extent, the remainder of this agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of the agreement shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision shall be replaced with provision, which is valid and enforceable and most nearly reflected the original intent of the invalid or unenforceable provision.
- 19.10 That each right, power and remedy provided for herein or now or herein existing at law, in equity, by statute or otherwise shall be cumulative, the exercise or forbearance of exercise by either party of one or more of rights, powers, or remedies shall not preclude the simultaneous or bill, exercise by such party or any or all such other rights, powers or remedies.
- 19.11 Unless otherwise stated, each notice to be made hereunder shall be made, in writing by the authorized signatory but unless otherwise stated may be made by fax, telegram, or letter provided however that any notice under this Agreement is sent by fax, shall simultaneously be sent by registered post as well. A notice shall be deemed to have been duly served upon receipt and dispatch by Registered Post AD shall be conclusive proof of its receipt by the addresses. Such communications shall be addresses as follows:

For [Name] Ltd.

[Handwritten Signature]
Director

For Mahd Builders Pvt. Ltd.

[Handwritten Signature]
Authorized Signatory

If to First Party: Name : M/s OLIVE BUILDCON PVT. LTD.
 Address : C-8 EAST OF KAILASH New Delhi- 110065
 Email Id
 Mobile No.

If to Second Party

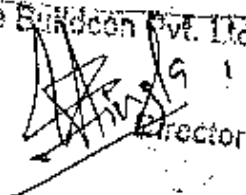
Name : M/S MAHI BUILDCON PVT. LTD.
 Address : C-8, EAST OF KAILASH, NEW DELHI
 Email id
 Mobile No

Any communication or document to be made or delivered by one Party to the other pursuant to this Agreement shall be made or delivered to the other Party at its address specified above. In case of change in address such other address shall be notified by that Party to the other Party by giving not less than 15 days notice of such change of address, and shall be deemed to have been made or delivered (i) in the case of any communication made by facsimile transmission when transmitted, and (ii) in case of any communication made by letter, when left at that address to be received by the address.

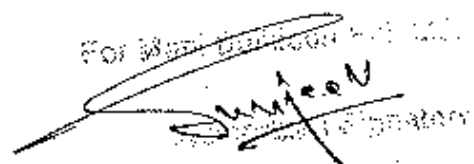
20. FORCE MAIEURE

The Developer shall not be held responsible or liable for not performing or delay in performing any of its obligations as provided herein, if such performance is prevented, delayed or hindered by any reason(s), which are beyond the control of the Developer and could not have been prevented or reasonably overcome by the Developer with the exercise of reasonable skill and care / does not result from the negligence or misconduct of the Developer and materially and adversely affects the performance of any obligation hereunder; including but not limited to non receipt of critical approvals pertaining to building plans/ layout plans, environment clearance etc., non-availability of any building material and labour or enemy action or natural calamities or Act of God or strike, lockout, or other labour disorder, act of foreign or domestic de jure or de facto Government, whether by law, order, legislation decree, rule, regulation or otherwise, revolution, civil disturbance, breach of the peace, declared or undeclared war, act of interference

For Olive Buildcon Pvt. Ltd.


 Director


For Mahi Buildcon Pvt. Ltd.

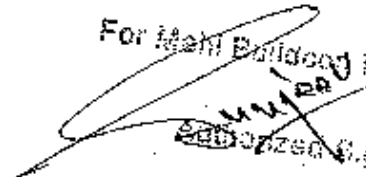

 Director

or action by civil or military authorities or any other cause beyond control of the Developer.

21. DISPUTE RESOLUTION, GOVERNING LAW JURISDICTION

- 21.1 Amicable Settlement: In the case of any dispute or claim arising connection with or relating to this Agreement, the parties shall attempt to first resolve such dispute or claim through amicable.
- 21.2 Arbitration: If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration through a sole arbitrator to be mutually appointed by the Parties. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/ modification therein All arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Palwal. The Arbitration award shall be final and binding on the parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter or the dispute, without prejudice to the final determination in accordance with the provisions under this Article.
- 21.3 Governing Law & Jurisdiction: This Agreement shall be governed by and construed in accordance with the laws of the India and shall, subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the courts in Palwal only.

For Olive Builders Pvt. Ltd.

 Director

For Mahal Builders Pvt. Ltd.

 Authorized Signatory

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

₹. 10

Rs. 10



INDIA NON JUDICIAL

हरियाणा HARYANA

36AA 700880

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5/4/13
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नकल न्यायिक अदालत है

Sub Dis. Registrar
PALWAL
4/4/16

PALWAL

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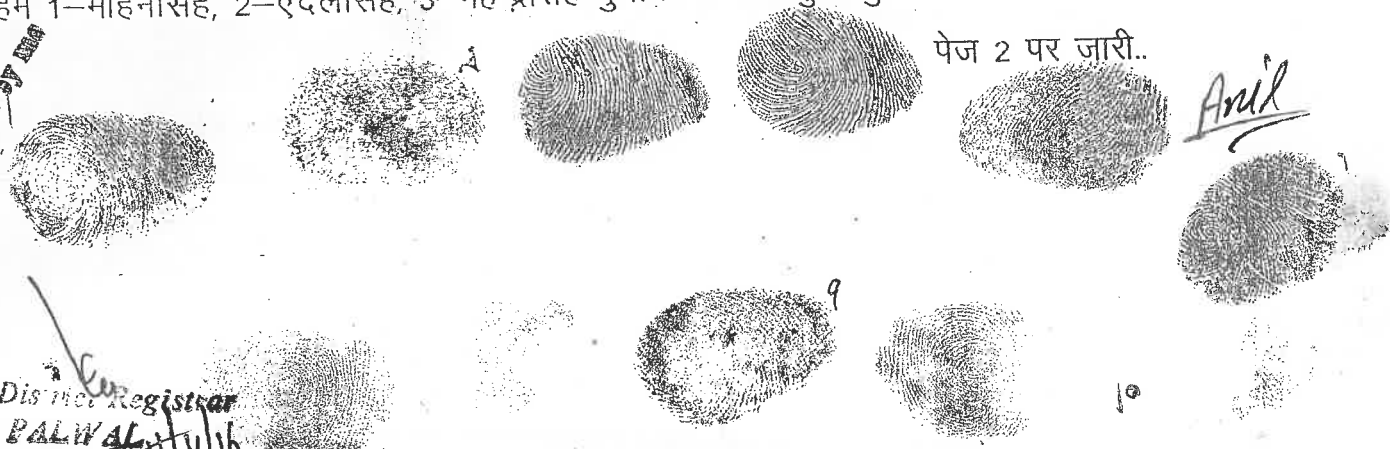


① बैनामा कृषि भूमि मुव0- 82,50,000 / रु0
 स्टाम्प/रसीद मुव0-412500 / रु0, सीरियल नं0 628352, GSR/001:दिनांक 04 / 04 / 2013,
 को State bank of India, Palwal से खरीदा गया ।
 बेरूहद न0 प0 ।
 रोबरो' सब रजिस्ट्रार साहिब - 0000.
 वाका मौजा पलवल । बैनामा रेट - 1,20,00,000 / रु0 प्रति एकड
 रकबा 5 कनाल 10 मरले ।

हम 1-मोहनसिंह, 2-ऐदलसिंह, 3-महेन्द्रसिंह पुत्रान लालमन पुत्र कुडे हर तीन समभाग

पेज 2 पर जारी..

Compared by MS



Arul

Sub District Registrar
PALWAL

प्रलेख नः 156

दिनांक 05/04/2013

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील पलवल

गांव/शहर पलवल

स्थित पलवल

भवन का विवरण

भूमि का विवरण

वाही

5 Kanal 10 Marla

धन संबंधी विवरण

राशि 8,250,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 412,500.00 रुपये

स्टाम्प की राशि 412,500.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 3.00 रुपये

Drafted By: नरेश बघेल

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 05/04/2013 दिनांक के समय 4:28:00PM वजे श्री/श्रीमती/कुमारी मोहन सिंह बगेश पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी लालमन निवासी पलवल द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षरकर्ता

श्री मोहन सिंह बगेश

पंजीयन अधिकारी

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी M/s S.D. Precision Tech Pvt. Ltd. Thru- S. D. Precision Tech Pvt. Ltd. द्वारा पंजीकरण हेतु प्रस्तुत किया गया। प्रलेख के अनुसार 0.00 रुपये की राशि का अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन का दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी पवन नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी व श्री/श्रीमती/कुमारी दीपक पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अमीर निवासी पलवल साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वेद साक्षी

दिनांक 05/04/2013

1/4 भाग व 4-सुनीलकुमार, 5-अनिलकुमार, पुत्रान व 6-श्रीमति ओमवती विधवा लखनलाल (लखनपाल) पुत्र, लालमन हर तीन समभाग 1/12 भाग, व 7-करनसिंह उर्फ कल्लू पुत्र साधूराम पुत्र कूडे 1/3 भाग, व 8-मानसिंह, 9-चुन्नीलाल, 10-रमेश, 11-चिरंजीलाल पुत्रान उदयसिंह पुत्र कूडे हर चार समभाग 1/3 भाग निवासीगण पलवल तहसील व जिला पलवल के है। जो कि आराजी जरई, खेवट नं0 972, खाता नं0 1128, मुस्त0 नं0 50 कीला नं0 2/1(5-10), रकबा 5 कनाल 10 मरले वाकिया मौजा पलवल तहसील व जिला पलवल मिलकियत हम मोहन सिंह, ऐदलसिंह, महेंद्रसिंह, करनसिंह उर्फ कल्लू, मानसिंह, चुन्नीलाल, रमेश व चिरंजीलाल की बरूये जमाबन्दी साल 2001-02 अनुसार व फरद बदर नं0 240, 242, 243 अनुसार व हम सुनीलकुमार, अनिलकुमार व श्रीमति ओमवती की बरूये विरासत इन्तकाल नं0 21156 अनुसार है। मौका पर हमारा ही कब्जा है। उपरोक्त आराजी आज तक हर प्रकार के भार से पाक व साफ है। पहले से किसी के पास रहन, बैय, पटटा, तबादला आदि पर नहीं है। किसी सरकारी व गैर सरकारी बैंक में आड रहन नहीं है, किसी किसम का दावा नहीं चल रहा है, और ना ही विचाराधीन है। स्टे आर्डर भी जारी नहीं है। आज से पहले उपरोक्त आराजी की बावत किसी के साथ किसी किसम का ईकरार बैय इत्यादि नहीं किया हुआ है। मतलब यह है कि उपरोक्त आराजी आज तक हर प्रकार के भार/देनदारी से पाक व साफ है। बेचने में कोई कानूनी..

पेज 3 पर जारी

Anil

15/04/2013

1.00 रुपये
मुलक 3.00 रुपये

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प्रस्तुत प्रलेख के

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Sub District Registrar

PALWAL 11/4/16

Reg. No.
156

Reg. Year
2013-2014

Book No.
1



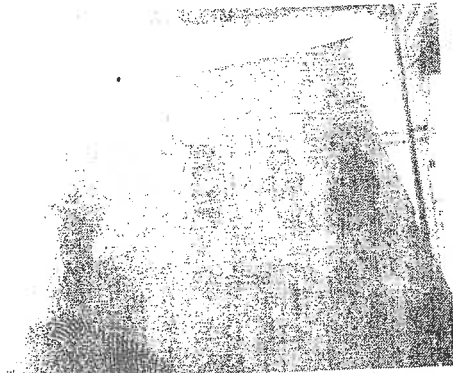
विद्वेषता



क्रेता



गवाह



विद्वेषता



Anil



विद्वेषता

गोहम सिंह



क्रेता

Sanjay

M/s S.D. Precision Tech Pvt. Ltd. Thru- Sanjay Kumar

गवाह 1:- पदम

Padm

गवाह 2:- दीपक

Deepak

रूकावट नहीं है। अच्छी कीमत मिल रही है। बेचने में हमारा व हमारे परिवार का फायदा है। अब बराये खर्चा खानगी के लिये व दीगर जरूरियात के लिये व अपने मौका में जमीन खरीदने के लिये रुपया की जरूरत है, अतः अपने होश व हवाश से बिना किसी दबाव के सोच समझकर अपनी मरजी से उपरोक्त आराजी 5 कनाल 10 मरले को कुल अधिकारों सहित बदले मुव0-82,50,000/बयासी लाख पचास हजार रुपया में जिनके आधे मुव0 41,25,000/रु0 होते है बाहक **M/S. S.D. PRECISION TECH PVT, LTD. Regd. Off: C-8, East of Kailash, New Delhi. Through authorized signatory Sh. संजय कुमार पुत्र श्री धर्मवीर पुत्र श्री ज्ञानचन्द निवासी सेक्टर- 23, पालम विहार गुडगांवा को बेच दी है। अर्थात बैय कर दी है। कब्जा मौका पर खरीदार कम्पनी के हवाले कर दिया है। खरीदार कं0 पूरी तरह मालिक व काबिज हो चुकी है। खरीदार कं0 उपरोक्त आराजी में तार फेन्सिंग करे, किसी प्रकार की तामीर करे, मतलब यह है कि खरीदार कं0 उपरोक्त आराजी को जिस तरह चाहे इस्तेमाल करे, हम बिक्रेतागण को किसी प्रकार का कोई एतराज ना होगा। खर्चा स्टाम्प फीस रजिस्ट्री आदि सब खरीदार कं0 ही कर रही है। जरे बैय सालिम हम बिक्रेतागण ने नकद/पी0डी0सी0 (पोस्ट डेटेड चैक) द्वारा वसूल कर ली है। जिनका विवरण / पी0डी0सी0 का विवरण इस प्रकार है।**

— मोहनसिंह उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102591, दिनांक 31/07/2013.

पेज 4 पर जारी....

Compared by me

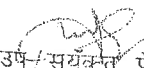
Sub District Registrar
PALWA

Reg. No.	Reg. Year	Book No.
156	2013-2014	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 156 आज दिनांक 05/04/2013 को बही नः 1 जिल्द नः 1 के पृष्ठ नः 40 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 4 के पृष्ठ सख्या 11 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 05/04/2013


उप/संयुक्त पंजीयन अधिकारी,
पलवल

2-एंदलसिंह उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102592 , दिनांक 31/07/2013.

3-महेन्द्र सिंह उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102593 , दिनांक 31/07/2013.

4-सुनील कुमार उपरोक्त ने मुव0 57,292/रु0 नकद, तथा मुव0 1,71,875/रु0 बजरिया पी0डी0सी0 नं0 102594 , दिनांक 31/07/2013.

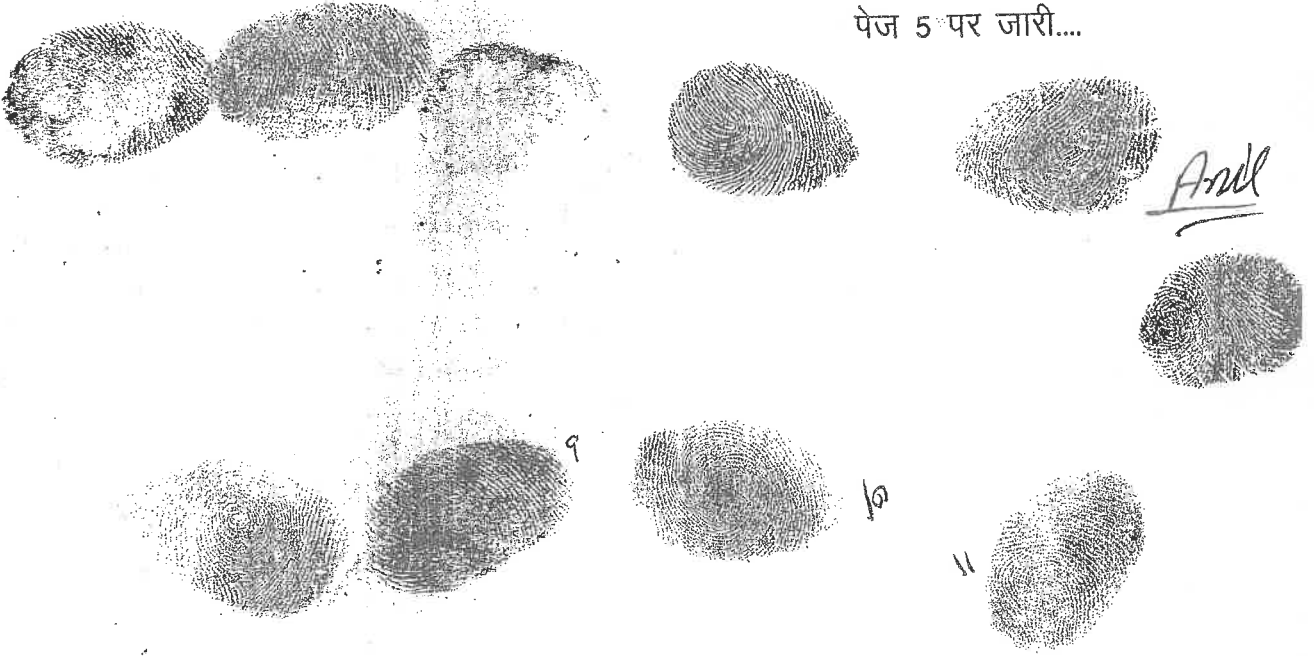
5-अनिल कुमार उपरोक्त ने मुव0 57,292/रु0 नकद, तथा मुव0 1,71,875/रु0 बजरिया पी0डी0सी0 नं0 102595 दिनांक 31/07/2013.

6-श्रीमति ओमवती उपरोक्त ने मुव0 57,291/रु0 नकद, तथा मुव0 1,71,875/रु0 बजरिया पी0डी0सी0 नं0 102596 दिनांक 31/07/2013.

7-करन सिंह उर्फ कल्लू उपरोक्त ने मुव0 6,87,500/रु0 नकद, तथा मुव0 20,62,500/रु0 बजरिया पी0डी0सी0 नं0 102597 , दिनांक 31/07/2013,

8-मानसिंह उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102598 , दिनांक 31/07/2013.

पेज 5 पर जारी....



Compared by

Sub District Registrar
PALWA 11/4/16

9-चुन्नीलाल उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102599 , दिनांक 31/07/2013.

10-रमेश उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 102600 , दिनांक 31/07/2013.

11-चिरंजीलाल उपरोक्त ने मुव0 1,71,875/रु0 नकद तथा मुव0 5,15,625/रु0 बजरिया पी0डी0सी0 नं0 095489 , दिनांक 31/07/2013.

सभी पी0डी0सी0 देना बैंक फरीदाबाद के है।

अगर उपरोक्त आराजी की मिलकियत में कोई नुकस कानूनी निकला या अन्य कोई दावेदार हुआ तो खरीदार कं0 के नुकसान सालिम जरे बैय सालिम बमय हर्जा खर्चा मुकदमा बमय हर्जा खर्चा तरक्की हैसियत इत्यादि के हम बिकेतागण जिम्मावार रहेंगे। हमारी जायदाद दोगर भी जिम्मावार रहेगी। आज के बाद बिकया आराजी से हम बिकेतागण का व हमारे क्रानूनी वारसान/लडके/लडकियों/उत्तराधिकारीगण का कोई ताल्लुक व वास्ता नही रहा है ना ही आइन्दा होगा। अगर उपरोक्त पोस्ट डेटेड चैको में से कोई भी चैक निर्धारित समय पर बाउस हो जाता है तो बैनामा रजिस्ट्री केन्सिल समझी जायेगी, किसी भी सूरत में बैनामा रजिस्ट्री मान्य नही होगी। और खरीदार कं0 की दी हुई रकम जब्त होगी। तथा खरीदार कं0 को अदालत में किसी भी प्रकार का दावा/क्लेम मुकदमा आदि करने का अधिकार नही होगा, अगर उपरोक्त चैको को बैंक स्वीकार नही करती है या किसी प्रकार की कानूनी अडचन आती है तो खरीदार कं0 इसी राशि के नये चैक इसी तिथी के बिकेतागणो का देने की पाबन्द रहेगी। अगर कब्जा की बावत आगे खरीदार कं0 को किसी

पेज 6 पर जारी..



Amr



Sub District Registrar
PALWAL
11/4/16

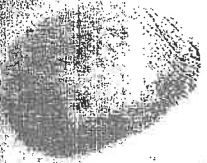
Compared by

का का कानूनी अडचन आती है या अन्य किसी प्रकार का विवाद पाया जाता है, या
के साथ कोई ईकरारनामा सौदा बैय पाया जाता है तो उसके हम बिकेतागण
रहेंगे। अतः यह बैनामा जरई सुन, समझकर तथा सही मानकर लिख दिया है कि
रहे और समय पर काम आवे दिनांक 05/04/2013

1-मोहनसिंह

2-ऐदलसिंह

3-महेन्द्रसिंह



4-सनीलकुमार

5-अनिलकुमार

6-श्रीमति ओमवती



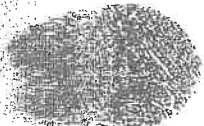
Anil



7-करनसिंह उर्फ कल्लू

8-मानसिंह

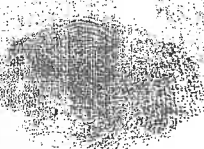
9-चुन्नीलाल



10-खरीदार

11-विरजीलाल

खरीदार



Buyer

गवाह-1 पवनकुमार नम्बरदार, पलवल।

गवाह-2 दीपक पुत्र श्री अमीचन्द
निवासी सोहना

Pawan

Deepak

Examined by me

Naresh Kumar Sharma
Advocate, Palwal
05/4/13

Sub District Registrar
PALWAL
11/4/16



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31/1/13

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नकल मुतादिक असल ह

Sub District Registrar
PALWAL
9/1/18

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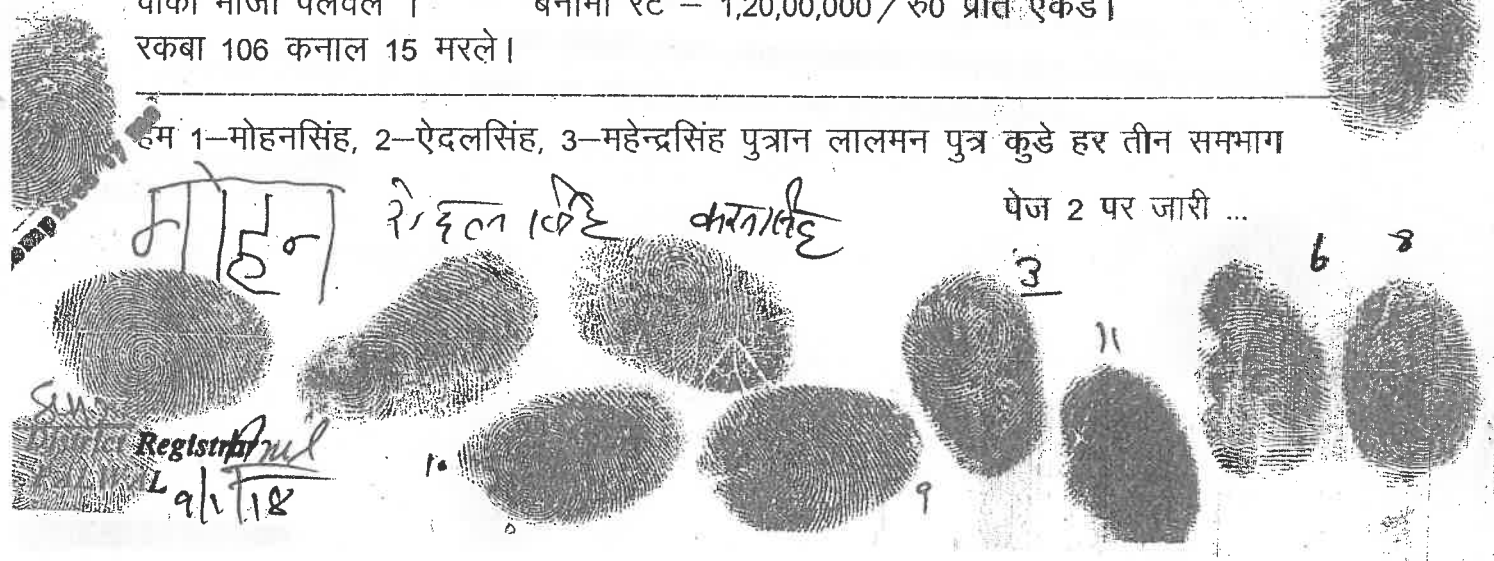


ॐ बैनामा कृषि भूमि मुव0- 16,01,25,000/रु0
 स्टाम्प/रसीद मुव0- 80,06,250/रु0, सीरियल नं0 GSR/001: 631962 , दिनांक
 31/01/2013, को **State bank of India, Palwal** से खरीदा गया ।
 बेरूहद न0 प0 ।
 रोबरो सब रजिस्ट्रार साहिब - 0000
 वाका मौजा पलवल । बैनामा रेट - 1,20,00,000/रु0 प्रति एकड ।
 रकबा 106 कनाल 15 मरले ।

हम 1-मोहनसिंह, 2-ऐदलसिंह, 3-महेन्द्रसिंह पुत्रान लालमन पुत्र कुडे हर तीन समभाग

मोहन ऐदलसिंह करतारसिंह

पेज 2 पर जारी ...



24

दिनांक 31/01/2013

प्रलेख नः 14447

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील पलवल

गांव/शहर पलवल

स्थित पलवल

भवन का विवरण

भूमि का विवरण

13 Acre 2 Kanal 15 Marla

वाह

धन संबंधी विवरण

राशि 160,125,000.00 रुपये

की राशि 8,006,250.00 रुपये

रुपये

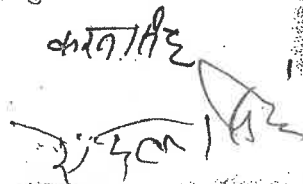
कुल स्टाम्प ड्यूटी की राशि 8,006,250.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पंक्तिगत शुल्क 5.00 रुपये

Drafted By: उदयचन्द कौशिक वकील

यह प्रलेख आज दिनांक 31/01/2013 दिन गुरुवार समय 4:50:00PM बजे श्री/श्रीमती/कुमारी मोहन सिंह बोराल द्वारा पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी लालमन निवासी पलवल द्वारा पंजीकरण हेतु प्रस्तुत किया गया:


प्रस्तुतकर्ता

करना/दि








पलवल

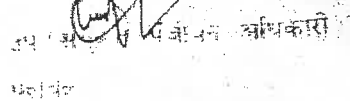
श्री मोहन सिंह बोराल

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी M/s Olive Buldcon Pvt. Ltd. - Sanjay Kumar द्वारा प्रस्तुत प्रलेख के तथ्यों को दोषी/अवज्ञा स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने नि:शुल्क अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
पक्षों की पहचान श्री/श्रीमती/कुमारी पवन नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी पलवल
श्री/श्रीमती/कुमारी दीपक पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अमीचन्द निवासी सोहभा ने की
नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

8

31/2013




पंजीकरण अधिकारी

4 भाग व 4-सुनीलकुमार, 5-अनिलकुमार, पुत्रान व 6-श्रीमति ओमवती विधवा लखनलाल (लखनपाल) पुत्र लालमन हर. तीन समभाग 1/12 भाग, व 7-करनसिंह उर्फ कल्लू पुत्र साधूराम पुत्र कूडे 1/3 भाग, व 8-मानसिंह, 9-चुन्नीलाल, 10-रमेश, 11-चिरंजीलाल पुत्रान उदयसिंह पुत्र कूडे हर चार समभाग 1/3 भाग निवासीगण पलवल तहसील व जिला पलवल के है। जो कि अराजी जरई खेवट नं० 2320, खाता नं० 2682, मुस्त० नं० 50, कीला नं० ~~24/1/1(8-10)~~, रकबा 0 कनाल 10 मरले, व खाता नं० 2683, मुस्त० नं० 30 कीला नं० 11/2(3-10), मुस्त० नं० 50 कीला नं० 23(8-0), ~~24/1/1(5-5)~~, मुस्त० नं० 55 कीला नं० ~~4(7-10)~~, कुल रकबा 24 कनाल 5 मरले, व खाता नं० 2684, स्त० नं० 50 कीला नं० 13(8-0), 18(7-9), 19(7-9), रकबा 22 कनाल 18 मरले, व खाता नं० 2685, मुस्त० नं० 30 कीला नं० 18/2(1-10), 23/1(1-10), मुस्त० नं० 55 कीला नं० 5(8-0), 6(8-0), 7(7-10), 8/1(6-19), मुस्त० नं० 56 कीला नं० ~~24/1/1(6-3)~~, रकबा 47 कनाल 12 मरले, व खाता नं० 2686, मुस्त० नं० 30 कीला नं० 1/2(3-10), रकबा 3 कनाल 10 मरले व खेवट/खाता नं० 1884/2151, मुस्त० नं० 55 कीला नं० 3(8-0), रकबा 8 कनाल 0 मरले, इस तरह कुल तादादी रकबा 106 कनाल 15 मरले वाकिया मौजा पलवल तहसील व जिला पलवल मिलकियत हम मोहन सिंह, ऐदलसिंह, महेंद्रसिंह, करनसिंह उर्फ कल्लू, मानसिंह, चुन्नीलाल, रमेश व चिरंजीलाल की बरूये जमाबन्दी साल 2001-02 अनुसार व हम सुनीलकुमार, अनिलकुमार व श्रीमति ओमवती की ये विरासत इन्तकाल नं० 21156 अनुसार है। मौका पर हमारा ही कब्जा है। उपरोक्त.

पेज 3 पर जारी

मोहन ऐदलसिंह करनसिंह



Anil



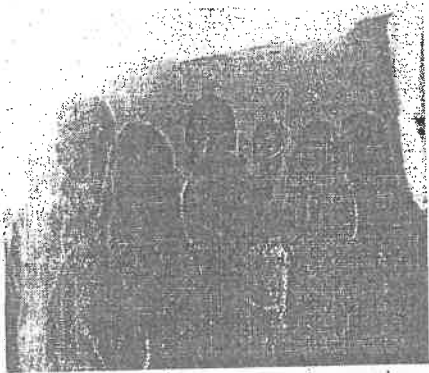
Sub District Registrar
PALWAL 9/11/18

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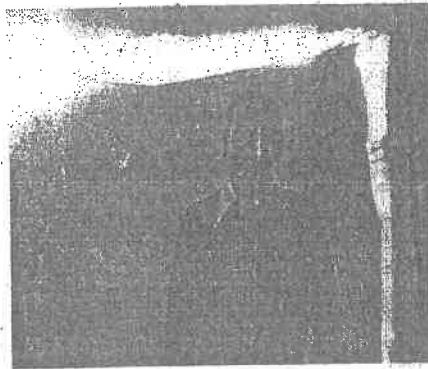
Reg. No.
14447

Reg. Year.
2012-2013

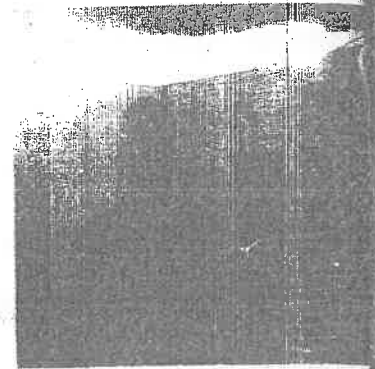
Book No.
1



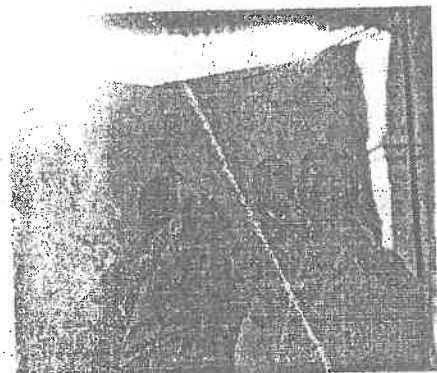
विक्रेता



क्रेता



गवाह



विक्रेता

शुभम सिंह कारवाही



Prish

क्रेता

M/s Olive Buildcon Pvt. Ltd Thru- Sanjay Kumar

Handwritten signature/initials

गवाह 1: पवन नोबलरकर *Purney*

गवाह 2: दीपक *Deepak*



आराजी आज तक हर प्रकार के भार से पाक व साफ है। पहले से किसी के पास रहन, बैय, पट्टा, तबादला आदि पर नहीं है। किसी सरकारी व गैर सरकारी बैंक में आड रहन नहीं है, किसी किसम का दावा नहीं चल रहा है, और ना ही विचाराधीन है। स्टे आर्डर भी जारी नहीं है। आज से पहले उपरोक्त आराजी की बावत किसी के साथ किसी किसम का ईकरार बैय इत्यादि नहीं किया हुआ है। मतलब यह है कि उपरोक्त आराजी आज तक हर प्रकार के भार/देनदारी से पाक व साफ है। बेचने में कोई कानूनी रुकावट नहीं है। अच्छी कीमत मिल रही है। बेचने में हमारा व हमारे परिवार का फायदा है। अब बराये खर्चा खानगी के लिये व दीगर जरूरियात के लिये व अपने मौका में जमीन खरीदने के लिये रूप्या की जरूरत है, अतः अपने होश व हवाश से बिना किसी दबाब के सोच समझकर अपनी मरजी से उपरोक्त आराजी 106 कनाल 15 मरले को कुल अधिकारों सहित बदले मुव0-16,01,25,000/सोलह करोड़ एक लाख पच्चीस हजार रूप्या में जिनके आधे मुव0 8,00,62,500/रु0 होते हैं बाहक **M/S. OLIVE BUILDCON PVT, LTD. Regd. Off: C-8, East of Kailash, New Delhi. Through authorized signatory** Sh. संजय कुमार पुत्र श्री धर्मबीर पुत्र श्री ज्ञानचन्द निवासी सेक्टर- 23, पालम विहार गुडगावा को बेच दी है। अर्थात् बैय कर दी है। कब्जा मौका पर खरीदार कम्पनी के हवाले कर दिया है। खरीदार कं0 पूरी तरह मालिक व काबिज हो चुकी है। खरीदार कं0 उपरोक्त आराजी में तार फेन्सिंग करे, किसी प्रकार की तामीर करे, मतलब यह है कि खरीदार कं0 उपरोक्त आराजी को जिस तरह चाहे इस्तेमाल करे, हम बिकेतागण को किसी प्रकार का कोई एतराज ना होगा। खर्चा स्टाम्प फीस रजिस्ट्री आदि सब खरीदार कं0 ही कर रही है। जरे बैय सालिम हम बिकेतागण ने ड्राफ्ट/पी0डी0सी0 (पोस्ट डेटेड चैक) द्वारा वसूल कर ली है। जिनका विवरण इस प्रकार है। डी0 डी0 व पी0डी0सी0 का विवरण इस प्रकार है। पेज 4 पर जारी.

मोहन सेक्टर 23 करवाली

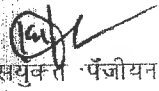
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Sd/-
Sub District Registrar
PALWAL
9.11.19
Anil

Reg. No.	Reg. Year	Book No.
14447	2012-2013	1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14,447 आज दिनांक 31/01/2013 को बही न: 1 जिल्द न: 10 के पृष्ठ न: 36 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 167 के पृष्ठ सख्या 59 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।


उप/संयुक्त पंजीयन अधिकारी
पलवल

दिनांक 31/01/2013

- 1-मोहनसिंह उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121929, दि0 30/01/2013, तथा मुव0 1,00,07,812/रु0 का पी0डी0सी0 नं0 102357, दि0 31/7/2013
- 2-ऐंदलसिंह उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121930, दि0 30/01/2013, तथा मुव0 1,00,07,812/रु0 का पी0डी0सी0 नं0 102358, दि0 31/07/2013.
- 3-महेन्द्र सिंह उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121931, दि0 30/01/2013 तथा मुव0 1,00,07,812/रु0 का पी0डी0सी0 नं0 102359 दि0 31/07/2013
- 4-सुनील कुमार उपरोक्त ने मुव0 11,11,979/रु0 बजरिया डी0डी0/चैक नं0 121932 दि0 30/01/2013, तथा मुव0 33,35,937/रु0 का पी0डी0सी0 नं0 102360, दि0 31/07/2013
- 5-अनिल कुमार उपरोक्त ने मुव0 11,11,979/रु0 बजरिया डी0डी0/चैक नं0 121935, दि0 30/01/2013 तथा मुव0 33,35,937/रु0 का पी0डी0सी0 नं0 102361, दि0 31/07/2013
- 6-श्रीमति ओमवती उपरोक्त ने मुव0 11,11,979/रु0 बजरिया डी0डी0/चैक नं0 121936, दि0 31/01/2013, तथा मुव0 33,35,937/रु0 का पी0डी0सी0 नं0 102362, दि0 31/07/2013
- 7-करन सिंह उर्फ कल्लू उपरोक्त ने मुव0 1,33,43,750/रु0 बजरिया डी0डी0/चैक नं0 358733, दिनांक 31/01/2013, तथा मुव0 1,86,81,250/रु0 का पी0डी0सी0 नं0 102363, दिनांक 31/05/2013, तथा मुव0 2,13,50,000/रु0 का पी0डी0सी0 नं0 102364, दिनांक 30/11/2013.

रुद्रोप करवावे

पेज 5 पर जारी ...



Sub District Registrar
PALWAL
9.11.18



8-मानसिंह उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121939, दिनांक 31/01/2013, तथा मुव0 1,00,08,000/रु0 का पी0डी0सी0 नं0 102365, दि0 31/07/2013

9-चुन्नीलाल उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121934 दिनांक 31/01/2013 तथा मुव0 1,00,08,000/रु0 का पी0डी0सी0 नं0 102366, दि0 31/07/2013

10-रमेश उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121937, दिनांक 31/01/2013, तथा मुव0 1,00,08,000/रु0 का पी0डी0सी0 नं0 102367, दि0 31/07/2013

11-चिरंजीलाल उपरोक्त ने मुव0 33,35,938/रु0 बजरिया डी0डी0/चैक नं0 121938, दिनांक 31/01/2013, तथा मुव0 1,00,08,000/रु0 का पी0डी0सी0 नं0 102368, दि0 31/07/2013 सभी ड्राफ्ट देना बैंक फरीदाबाद द्वारा जारी है। तथा सभी पी0डी0सी0 देना बैंक फरीदाबाद के है।

अगर उपरोक्त आराजी की मिलकियत में कोई नुकस कानूनी निकला या अन्य कोई दावेदार हुआ तो खरीदार कं0 के नुकसान सालिम जरे बैय सालिम बमय हर्जा खर्चा मुकदमा बमय हर्जा खर्चा तरक्की हैसियत इत्यादि के हम बिक्रेतागण जिम्मावार रहेंगे। हमारी जायदाद दीगर भी जिम्मावार रहेगी। आज के बाद बिक्रया आराजी से हम बिक्रेतागण का व हमारे कानूनी वारसान/लडके/लडकियों/उत्तराधिकारीगण का कोई ताल्लुक व वास्ता नहीं रहा है, ना ही आइन्दा होगा। अगर उपरोक्त पोस्ट डेटेड चैको में से कोई भी चैक निर्धारित समय पर बांउस हो जाता है तो बैनामा रजिस्ट्री केन्सिल समझी जायेगी, किसी भी सूरत में बैनामा रजिस्ट्री मान्य नहीं होगी। और खरीदार कं0 की दी हुई रकम जब्त होगी। तथा खरीदार कं0 को अदालत में किसी भी प्रकार का दावा/क्लेम मुकदमा आदि करने का अधिकार नहीं होगा। अगर उपरोक्त चैको को बैंक स्वीकार नहीं करती है या किसी प्रकार

पेज 6 पर जारी.....

मोहन

सुरेश

करना

3

6

8



की कानूनी अड़चन आती है तो खरीदार को इसी राशि के नये चेक इसी तिथी के बिक्रेतागण को देने का पाबन्द रहेगी। अगर कब्जा की बावत आगे खरीदार को किसी प्रकार की कानूनी अड़चन आती है या अन्य किसी प्रकार का विवाद पाया जाता है या किसी के साथ कोई ईकरारनामा सौदा बैय पाया जाता है तो उसके हम बिक्रेतागण जिम्मावार रहेंगे। अतः यह बैनामा जरई सुन, समझकर तथा सही मानकर लिख दिया है कि सनद रहे और समय पर काम आवे दिनांक 31/01/2013

विक्रेतागण 1-मोहनसिंह

मोहन

2-ऐदलसिंह

ऐदलसिंह

3-महेन्द्रसिंह

4-सुनीलकुमार

5-अनिलकुमार

Anil

6-श्रीमति ओमवती

7-करनसिंह उर्फ कल्लू

करनसिंह

8-मानसिंह,

9-चुनीलाल,

10-रमेश,

11-चिरंजीलाल

खरीदार

गवाह-1 पवनकुमार नम्बरदार, पलवल
गवाह-2 दीपक पुत्र श्री अमीचन्द
निवासी सोहना

Pawan

दीपक
Chand
Advocate
Palwal (Faridabad)

दीपक

रजिस्टर इत्तकाल

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
नगरस्थान	सं. जमा जमाबन्दी सावक	नाम बरक या चार	नाम मलाक व अहवाल	नाम कारतकार व अहवाल	फरक व नाम खेन व रकबा व त्रिभुज वर्गमी	मामला या तलाक	फरक खाना	जमाबन्दी सावक	नाम मलाक व अहवाल	नाम कारतकार व अहवाल	फरक व नाम खेन व रकबा व त्रिभुज वर्गमी	मामला या तलाक	फरक व नाम खेन व रकबा व त्रिभुज वर्गमी	फरक व नाम खेन व रकबा व त्रिभुज वर्गमी	रिपोर्ट पटवारी या तसवीक गिरदावर कायूनगी
24422	2320		माहेनासरे -	माहेनासरे	30						30				
	2682		एदनासरे -		1						1				
	2683		माहेनासरे पुत्रासरे		2						2				
	2685		जालनासरे पुत्रासरे		18						18				
	2686		सामनासरे 1/4 भाग		2						2				
	1884		सामनासरे 1/4 भाग		2						2				
	2151		सामनासरे 1/4 भाग		1						1				
			सामनासरे 1/4 भाग		50						50				
			सामनासरे 1/4 भाग		13						13				
			सामनासरे 1/4 भाग		18						18				
			सामनासरे 1/4 भाग		19						19				
			सामनासरे 1/4 भाग		23						23				
			सामनासरे 1/4 भाग		24						24				
			सामनासरे 1/4 भाग		1						1				
			सामनासरे 1/4 भाग		2						2				
			सामनासरे 1/4 भाग		3						3				
			सामनासरे 1/4 भाग		5						5				
			सामनासरे 1/4 भाग		4						4				
			सामनासरे 1/4 भाग		5						5				
			सामनासरे 1/4 भाग		5						5				

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ चली हो सके।

Burhan
17-4-013

M
19-11-13

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19-11-13

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
24428 118		पमर-1-कांगडा पुनर्वास पुनर्वास पुनर्वास पुनर्वास		55 6 7 8 56 7 10	80 710 619 80 56 7 10	710 619 80 56 7 10	पुनर्वास पुनर्वास पुनर्वास पुनर्वास पुनर्वास	पुनर्वास पुनर्वास पुनर्वास पुनर्वास पुनर्वास		55 77 807 50 80 56 11 10	710 619 5-5 80 6-3	पुनर्वास पुनर्वास पुनर्वास पुनर्वास पुनर्वास		
<p>1000 B.L.A. H.G.P., XMI.</p> <p style="text-align: right;">9/11/11 पुनर्वास</p>														

रजिस्टर इत्तकाल

पटवारी काम नं० 15	जिला	वर्क नम्बर
रजिस्टर इत्तकाल गाँव	10	11
इन्द्राज जमाबन्दी पुनरला या आखरी बाकी इत्तकाल जिलाकी तरफीम मतलुब हे।	तहसील	12
	9	13
		14
		15
	नाम काइबकार	नाम काइबकार
	नाम काइबकार व अहवाल	नाम काइबकार व अहवाल



1448
1448
31/1/13

cd

नकल मुताबिक असल है

Sub-District Registrar
PALWAL
25/4/18

14448



ॐ बैनामा कृषि भूमि मुव0-- 16,77,00,000 / रु0
स्टाम्प/रसीद मुव0-- 83,85,000 / रु0, सीरियल नं0 GSR/001: 631963 , दिनांक
31/01/2013, को State bank of India, Palwal से खरीदा गया ।
बेरुहद न0 प0 ।
रोबरो सब रजिस्ट्रार साहिब - 0000
वाका मौजा पलवल । बैनामा रेट-- 1,20,00,000 / रु0 प्रति एकड ।
कच्चा 111 कनाल 16 मरले ।

हम 1-मोहनसिंह, 2-ऐदलसिंह, 3-महेन्द्रसिंह पुत्रान लालमन पुत्र कुडे हर तीन हमनाम

मोहन

ऐदलसिंह

महेन्द्रसिंह

3 पेज 2 पर जारी

Sd/-
District Registrar
PALWAL
25/4/18

Amol

33

नं: 14448

डीड संबंधी विवरण

क्र नाम SALE OUTSIDE MC AREA

प्लॉट/तहसील पलवल

गांव/शहर पलवल

भवन का विवरण

भूमि का विवरण

13 Acre 7 Kanal 16 Marla

धन संबंधी विवरण

167,700,000.00 रुपये

की राशि 8,385,000.00 रुपये

रूपये

रजिस्ट्रेशन फीस की राशि 15,000,000 रुपये

31: अग्रचन्द्र कौशिक वकील

प्रलेख आज दिनांक 31/01/2013 दिन गुरुवार समय 4:52:00PM बजे श्री/श्रीमती/पत्नी श्री/श्रीमती/कुमारी लालमन निवासी पलवल द्वारा पंजीकरण हेतु प्रस्तुत किया गया है।

रजिस्ट्रार के हस्तक्षेप



प्रलेख M/s Mahi Buildcon Pvt. Ltd. द्वारा Sanjay Kumar के नाम पर पंजीकृत किया गया है। प्रलेख के अनुसार 0.00 रुपये की राशि का प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन का प्रमाण प्रलेख की पहचान श्री/श्रीमती/कुमारी नवन नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्री/श्रीमती/कुमारी रीमक पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी अर्जुन निवासी पलवल के रूप में जानते हैं तथा वह संपत्ति का स्वामी हैं।

31/01/2013

1/4 भाग व 4-सुनीलकुमार, 5-अनिलकुमार, पुत्रान व 6-श्रीमति ओमवती विधवा लखनलाल (लखनपाल) पुत्र लालमन हर तीन समभाग 1/12 भाग; व 7-करनसिंह उर्फ कल्लू पुत्र साधूराम पुत्र कूडे 1/3 भाग, व 8-मानसिंह, 9-चुन्नीलाल, 10-रमेश, 11-चिरंजीलाल पुत्रान उदयसिंह पुत्र कूडे हर चार समभाग 1/3 भाग निवासीगण पलवल तहसील व जिला पलवल के है। जो कि अराजी जरई खेवट नं० 2320, खाता नं० 2683, मुस्त० नं० 30 कीला नं० 9 मिन गर्व (4-0), 10/1(3-10), 12/1(2-17), 19मिन गर्व (1-0), रकबा 11 कनाल 7 मरले, व खाता नं० 2684, मुस्त० नं० 30 कीला नं० 21(8-0), मुस्त० 50 कीला नं० 1/1(6-19), 8(8-0), 9(8-0), 12(8-0), रकबा 38 कनाल 19 मरले, व खाता नं० 2685, मुस्त० नं० 30, कीला नं० 19 मिन शर्क (7-0), 20(8-0), 22(8-0), मुस्त० नं० 50 कीला नं० 2/2(2-10), 3(8-0), कुल रकबा 33 कनाल 10 मरले व खाता नं० 2686, मुस्त० नं० 30 कीला नं० 2(8-0), 3(8-0), 8(8-0), 9 मिन शर्क (4-0), रकबा 28 कनाल 0 मरले इस तरह कुल तादादी रकबा 111 कनाल 16 मरले वाकिया मौजा पलवल तहसील व जिला पलवल मिलकियत हम मोहन सिंह, ऐदलसिंह, महेंद्रसिंह, करनसिंह उर्फ कल्लू, मानसिंह, चुन्नीलाल, रमेश व चिरंजीलाल की बरूये जमावन्दी साल 2001-02 अनुसार व हम सुनीलकुमार, अनिलकुमार व श्रीमति ओमवती की बरूये विरासत इन्तकाल नं० 21156 अनुसार है। मौका पर हमारा ही कब्जा है। उपरोक्त आराजी आज तक हर प्रकार के भार से पाक व साफ है। पहले से किसी के पास रहन, बैय, पट्टा, लबावत आदि पर नहीं है। किसी सरकारी व गैर सरकारी बैंक में आड रहन नहीं है, किसी किसम का दावा नहीं चल रहा है, और ना ही विचाराधीन है। स्टेट आर्डर भी जारी नहीं है। आज से पहले उपरोक्त आराजी की बावत किसी के साथ किसी किसम का ईकरार बैय इत्यादि

पेज 3 पर जारी

मोहन

Sub District Registrar
PALWAL 25/4/18

18

Sub District Registrar
PALWAL 25/4/18

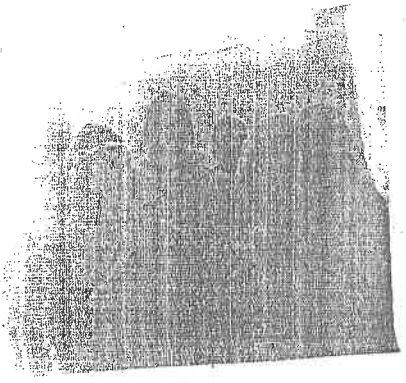
Anil

55

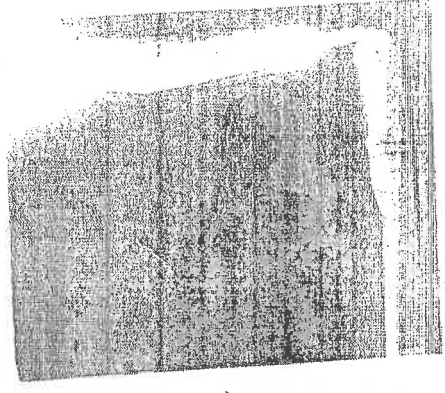
Reg. No.
10118

Reg. Year
2012-2013

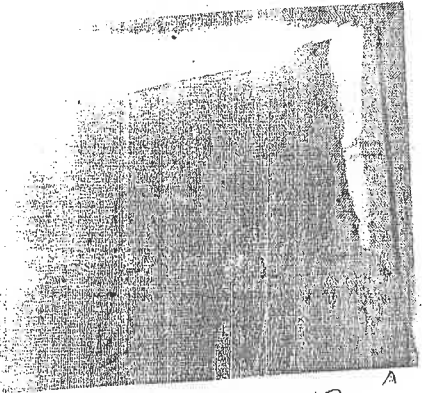
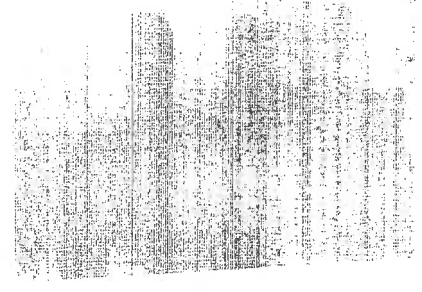
Book No.
1



विक्रेता



क्रेता



विक्रेता
रु. ६००

क्रेता



Arul



N. 3



N. 6



N. 8



Sanjay Kumar

[Signature]

[Signature]

2:- दीपक

[Signature]



नहीं किया हुआ है। मतलब यह है कि उपरोक्त आराजी आज तक हर प्रकार क
भार/देनदारी से पाक व साफ है। बेचने में कोई कानूनी रुकावट नहीं है। अच्छी कीमत
मिल रही है। बेचने में हमारा फायदा है। अब बराये खर्चा खानगी के लिये व दीगर
जरूरियात के लिये व अपने मौका में जमीन खरीदने के लिये रुपया की जरूरत है, अतः
अपने होश व हवाश से बिना किसी दबाव के सोच समझकर अपनी मरजी से उपरोक्त
आराजी 106 कनाल 15 मरले को कुल अधिकारों सहित बदले मुव0-16,77,00,000/सालह
करोड़ सत्तर लाख रुपया में जिनके आधे मुव0 8,38,50,000/रु0 होते हैं बाहक M/S.
MAHI BUILDCON PVT, LTD. Regd. Off: C-8, East of Kailash, New Delhi. Through
authorized signatory Sh. संजय कुमार पुत्र श्री धर्मबीर पुत्र श्री ज्ञानचन्द निवासी संक्टर-
23, पालम विहार गुडगांवा को बेच दी है। अर्थात् बैय कर दी है। कब्जा मौका पर खरीदार
कम्पनी के हवाले कर दिया है। खरीदार कं० पूरी तरह मालिक व काबिज हो चुकी है।
खरीदार कं० उपरोक्त आराजी में तार फेन्सिंग करे, किसी प्रकार की तामीर करे, मतलब यह
है कि खरीदार कं० उपरोक्त आराजी को जिस तरह चाहे इस्तेमाल करे, हम बिक्रेतागण को
किसी प्रकार का कोई एतराज ना होगा। खर्चा स्टाम्प फीस रजिस्ट्री आदि सब खरीदार कं०
ही कर रही है। जरे बैय सालिम हम बिक्रेतागण ने ड्रफ्ट/पी०डी०सी० (पोस्ट डेटेड बैंक)
द्वारा वसूल कर ली है। जिनका विवरण इस प्रकार है। डी० डी० व पी०डी०सी० का विवरण
इस प्रकार है।

1-मोहनसिंह उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी०डी०/चैक नं० 272298, दि०
30/01/2013, तथा मुव0 1,04,81,250/रु0 का पी०डी०सी० नं० 027539, दि०
31/07/2013.

पेज 4 पर जारी

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Anil

Sub District Registrar
PALWAL 14/12



4

Reg. Year
2012-2015

Book No.
1

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14,448 आज दिनांक 31/01/2015 को
पर प्रमाणित किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 कि
से 62 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस प्रलेख
का प्रमाणित किया गया अंगुठा मेरे सामने किये है।

31/01/2015

श्री प्रकाश

PARIS-EX

Document Page

2-ऐंदलसिंह उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272299 दि0 30/01/2013, तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027540, दि0 31/07/2013.

3-महेन्द्र सिंह उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272302, दि0 30/01/2013, तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027541 दि0 31/07/2013.

4-सुनील कुमार उपरोक्त ने मुव0 11,64,583/रु0 बजरिया डी0डी0/चैक नं0 272303, दि0 30/01/2013, तथा मुव0 34,93,750/रु0 का पी0डी0सी0 नं0 027542, दि0 31/07/2013.

5-अनिल कुमार उपरोक्त ने मुव0 11,64,583/रु0 बजरिया डी0डी0/चैक नं0 272304, दि0 30/01/2013, तथा मुव0 34,93,750/रु0 का पी0डी0सी0 नं0 027543, दि0 31/07/2013.

6-श्रीमति ओमवती उपरोक्त ने मुव0 11,64,584/रु0 बजरिया डी0डी0/चैक नं0 272305, दि0 30/01/2013 तथा मुव0 34,93,750/रु0 का पी0डी0सी0 नं0 027544, दि0 31/07/2013.

7-करन सिंह उर्फ कल्लू उपरोक्त ने मुव0 1,39,75,000/रु0 बजरिया डी0डी0 नं0 027538 दिनांक 31/01/2013, तथा मुव0 1,95,65,000/रु0 का पी0डी0सी0 नं0 027545, दि0 31/07/2013. 31/05/2013, तथा मुव0 2,23,60,000/रु0 का पी0डी0सी0 नं0 027546, दिनांक 30/11/2013,

8-मानसिंह उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272309, दि0 30/01/2013, तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027547, दि0 31/07/2013

मोहन

2) दल सिंह

करनाफड़े

पेज 5 जारी

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Sub-District Registrar
PALWAL 25/4/18

9-चुन्नीलाल उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272306 दि0 30/01/2013, तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027548 दि0 31/07/2013

10-रमेश उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272307, दि0 30/01/2013; तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027549 दि0 31/07/2013.

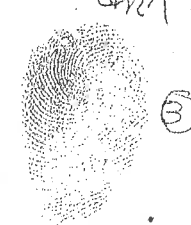
11-चिरंजीलाल उपरोक्त ने मुव0 34,93,750/रु0 बजरिया डी0डी0/चैक नं0 272308 दि0 30/01/2013 तथा मुव0 1,04,81,250/रु0 का पी0डी0सी0 नं0 027550, दि0 31/07/2013 सभी ड्राफ्ट व पी0डी0सी0 यूनियन बैंक ऑफ इंडिया, फरीदाबाद के हैं। अगर उपरोक्त आराजी की मिलकियत में कोई नुकस कानूनी निकला या अन्य कोई दावेदार हुआ तो खरीदार कं0 के नुकसान सालिम जरे बैय सालिम वमय हर्जा खर्चा मुकदमा बना हर्जा खर्चा तरक्की हैसियत इत्यादि के हम बिक्रेतागण जिम्मावार रहेंगे; हमारी जायदूद दीगर भी जिम्मावार रहेगी। आज के बाद बिक्रया आराजी से हम बिक्रेतागण का व हमारे कानूनी वारसान/लडके लडकियों/उत्तराधिकारीगण का कोई ताल्लुक व वास्ता नहीं रहा है ना ही आइन्दा होगा। अगर उपरोक्त पोस्ट डेटेड चैको में से कोई भी चैक नश्वीन समय पर बाउस हो जाता है तो बैनामा रजिस्ट्री केन्सिल समझी जायेगी, किसी भी सूरत में बैनामा रजिस्ट्री मान्य नहीं होगी। और खरीदार कं0 की दी हुई रकम जब्त होगी। तथा खरीदार कं0 को अदालत में किसी भी प्रकार का दावा/क्लेम मुकदमा आदि करने का अधिकार नहीं होगा। अगर उपरोक्त चैको को बैंक स्वीकार नहीं करती है या किसी प्रकार की कानूनी अडचन आती है तो खरीदार कं0 इसी राशि के नये चैक इसी तिथी के बिक्रेतागण को देने का पाबन्द रहेगी। अगर कब्जा की बावत आगे खरीदार कं0 को किसी प्रकार की कानूनी अडचन आती है या अन्य किसी प्रकार का विवाद पाया जाता है तो

रमेश

चिरंजीलाल

पेज 6 पर जारी

मोहन



Amul

Sub Registrar
Fardababad



किसी के साथ कोई ईकरारनामा सौदा बैय पाया जाता है तो उसके हम बिकेतागण जिम्मावार रहेंगे। अतः यह बैनामा जरई सुन, समझकर तथा सही मानकर लिख दिया है कि सनद. रहे और समय पर काम आवे दिनांक 31/01/2013

बिकेतागण 1—मोहनसिंह

मोहन

2—ऐदलसिंह

ऐदल सिंह

3—महेन्द्रसिंह

4—सुनीलकुमार

5—अनिलकुमार

अनिल

6—श्रीमति ओमवती

7—करनसिंह उर्फ कल्लू

करन सिंह

8—मानसिंह,

9—युन्नीलाल

10—रमेश,

11—चिरंजीलाल

खरीदार

गवाह—1 पवनकुमार नम्बरदार, पलवल।

P. V. N. D.

गवाह—2 दीपक पुत्र श्री अमीचन्द
निवासी सोहना

दीपक

REGISTERED BY 201

Sub District Registrar
25/1/18

Sub District Registrar
25/1/18

