

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/02/2024

Certificate No. G0B2024B1130



Stamp Duty Paid : ₹ 800000
(Rs. Only)

GRN No. 112367263



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms unistay Hospitality Private limited
 H.No/Floor : F3124 Sector/Ward : Na LandMark : B c vasant kunj
 City/Village : South delhi District : South delhi State : Delhi
 Phone: 98*****21

16450
2/2/24

Buyer / Second Party Detail

Name : Ms signature global india Limited
 H.No/Floor : 13 Sector/Ward : Na LandMark : Dr gopal das bhawan
 City/Village: Barakhambaroad District : N State : Di
 Phone : 98*****21



Purpose : COLLABORATION AGREEMENT



The authenticity of this document can be verified by

Type of Deed	:	Collaboration
Stamp Duty	:	8,00,000
E-Stamp No. and Date	:	G0B2024B1130 / 02/02-2024
Registration Fees	:	Rs. 50010/-
Reg. Fees GRN No.	:	112370463
Stamp Duty issued by	:	Online
Name of Village	:	Fazilpur, Jharsa

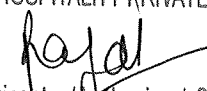

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COLLABORATION AGREEMENT

This **COLLABORATION AGREEMENT** (hereinafterreferred to as"Agreement") is made and executed at Badshahpur on this 02nd day of Feburary 2024;

BY AND BETWEEN


M/s Unistay Hospitality Private Limited (CIN: U55200DL2019PTC348715 & PAN No AACCU4185F) a company incorporated under the Companies Act, 2013 (as amended upto date) and having its registered office at F-3124, B C VasantKunj South Delhi 110070, through its authorized signatory ShriRajatKathuria,S/o Sh.Shakti Kumar Kathuria, R/o B2 803 8th Floor, Block

OWNER HOSPITALITY PRIVATE LIMITED  Director/Authorised Signatory	Developer For Signature Global India Ltd.  Director / Authorised Signatory
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पेश कर्ता के तरफ से :->

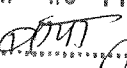
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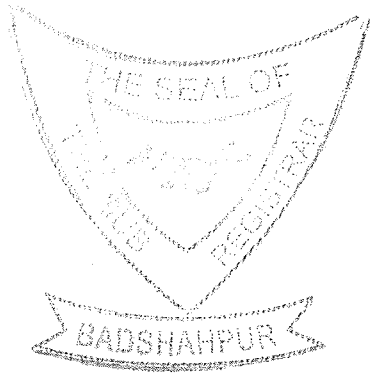
आज तिथि 02/07/24 बरोज बामुताबिक 25/07/24
समय 3:55 PM बजे दिन के श्री यु.न. (12)
पुत्र श्री इन्द्रपल्ली ओ.एस. निपासी राजा कृष्ण
पत्रिका श्री म.क.के.ए. के हमार सम्मुख कार्यालय
उप रजिस्ट्रार तें रोबरु तसदीक रजिस्ट्री पेश किया।


सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम

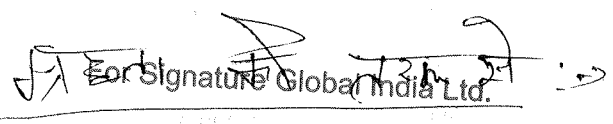
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Pajai

मजरूम वासीका हजा श्री यु.न. (12) ने बाहजरा
श्री इन्द्रपल्ली ओ.एस. निपासी राजा कृष्ण
जिनके गवरु व समझार तहरीर क तकनील पात्रका को
स्वीकार किया हमारे सम्मुख
उपरोक्त कहे रुप
शक करतरी नोट गिनतर सम्भाले शेष रकम की वसूली
व गुराई  ने पहले लेक स्वीकार किया
फैरिंगेन को श्री इन्द्रपल्ली ओ.एस. निपासी राजा कृष्ण
व श्री इन्द्रपल्ली ओ.एस. निपासी राजा कृष्ण
साक्षीकार पहदान करते है। साक्षी प्रथम सं हम स्वयं परीक्षित
है। जो साक्षी द्वितिय की पहदान करता है।




सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम


For Signature Global India Ltd.


Director / Authorised Signatory

For Signature Global India Ltd.


Director / Authorised Signatory

No. B2, Parsvnath Exotica, Wazirabad, Golf Course Road, SikanderpurGhosi(68) Gurugram, Haryana-122002 (Aadhar no.8212 2754 4567/ PAN AKZPK6694H)duly authorized vide a Resolution passed by the Board of Directors in their meeting held on 22nd January, 2024 (hereinafter referred to as the "Owner")(which expression shall, unless repugnant to the context or meaning thereof, be deemed to include theirrespective representatives, administrators, administrators, executors, liquidator, successors and permitted assigns) of the **FIRST PART**.

AND

M/sSignatureglobal(India)Limited,(CIN:L70100DL2000PLC104787 &PANAACCR3807M)a company incorporated under the Companies Act, 1956(as amended upto date), having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28 BarakhambaRoad,New Delhi 110001, through its authorized signatoryShriDhananjayShukla S/o Sh. GupteshwarShukla, R/o Flat No-337, Block-B, Type A, Pocket-3, DDA Flat, Bindapur, Uttam Nagar, New Delhi-110059, (Aadhar No. 993773543638)duly authorized vide Project Committeeresolution passed by the Committee of Directors in its meeting held on22nd January, 2024,(hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its directors and respective representatives, administrators, administrators, executors, liquidator, successors and permitted assigns) of the **SECOND PART**;

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

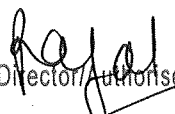

The Schedule to the present Agreement and the **Recitals**hereunder are an integral part of this Agreement.

WHEREAS the Owneris the absolute and lawfully recordedOwner of the Land (*defined herein below*)and in physical possession of the said land admeasuring**1Acre**as per details provided in **Schedule-I** situated in **Village FazilpurJharsa, Tehsil & District Gurugram, Haryana**(hereinafter referred toas"**saidLand**").


AND WHEREASthe Owneris desirous of developing the said Land into the Project (*defined herein below*). The Developer represents that it has a vast experience in the Real Estate and have sufficient expertise and reputationin the field of Real Estate Development and relying on the representation of the Developer, the Owner has approached the Developer for the purpose of execution and completion of Projecton the said Land.

AND WHEREAS the Developer has represented to the Owner that the Developer has sufficient technical and financial capacity and infrastructure as well as good intention to develop the said Land.

AND WHEREAS,theOwnerhasassured and declared that it is the legal and absolute Owner of the said Land and has full rights, title and entitlement to enter into this Collaboration Agreement with the Developer and further assure and declare that there is no dispute of any nature whatsoever

For UNISTAY HOSPITALITY PRIVATE LIMITED Owner  Director/Authorised Signatory	For Signature Global India Ltd. Developer  Director / Authorised Signatory
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प्रमाणित किया जाता है कि फेरीकेन
व साक्षीगण के निशान अंगुली व
हस्ताक्षर हमारे सामने कराए गये


सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम

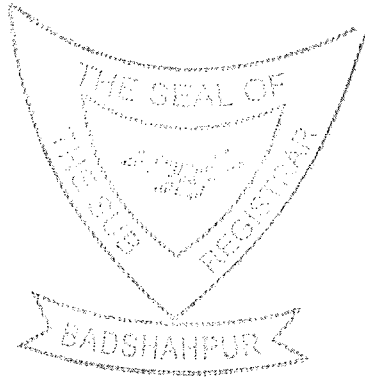
जावाइ 1

Vinod Chopra

Vinod

जावाइ 2

Mimansha



such as family/group dispute, litigation, charge, mortgage or any kinds of third party's interest of any nature whatsoever, disputes, notifications etc. in respect of the said Land.

AND WHEREAS the Developer either itself or along with its group/ associate companies contemplates to develop the said Land as a Project under the revised New Integrated Licensing Policy (NILP)-2022/DeenDayal Jan Awas Yojna/Township/any other policy of Haryana Government for low rise development, including its modifications and amendments till date (hereinafter referred to as "**Project**") thereon after obtaining the requisite permissions and license from the concerned authorities and getting the plans sanctioned/approved from the competent authorities.

AND WHEREAS, relying upon the representations and assurance the present Agreement is being executed between the Parties with the sole purpose of development of the said Project on the said Land on the terms and conditions hereinafter appearing hereunder.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES AND TERMS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY OF WHICH IS ACKNOWLEDGED BY THE PARTIES, THIS AGREEMENT WITNESSETH AND THE PARTIES HEREBY AGREE AS UNDER:

1. That the subject matter of this Collaboration Agreement between the Owner and the Developer is the land admeasuring **1Acre** as per details provided in **Schedule-I** situated in Sector 71, Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana for utilizing the same by the Developer for development, construction, execution, marketing and completion of the said Project after obtaining applicable permissions/ Licenses / CLU etc. required from the competent authorities and getting the plans sanctioned/ approved from the concerned authorities. The Developer shall be responsible for incurring all costs and charges for obtaining all permissions / approvals whatsoever for development and completion of the said Project.
2. That it is acknowledged and confirmed by the Parties that this Agreement is for development/completion of the said Land into the Project and does not constitute sale of said Land and hence the Owner shall continue to be the Owner of the said Land.
3. That the Owner further declare that no notification u/s 4 or 6 of Land Acquisition Act has been issued/published by the Government land acquisition Department and/ or any other authority in respect of the said Land.
4. That the Owner declare and represent to the Developer that there are no disputes or any other encumbrance of any kind of whatsoever relating to the said Land and the said Land is free from all kinds of encumbrances, mortgage, charges, gifts, liens, hypothecation, attachments, liabilities, tenancy, un-authorized occupation, claim and litigations and acquisition and the Owner shall keep the title of the said Land absolutely free, clear and marketable till the duration and full implementation of this Agreement in all respects and the Developer has entered into this Agreement relying/action upon these declaration and representation/undertaking of the Owner.

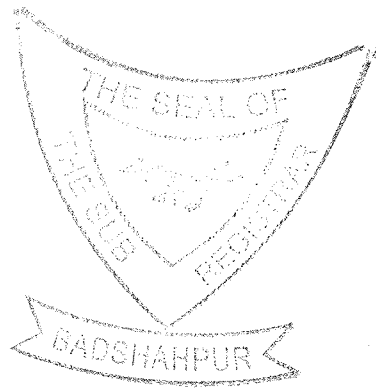
For UNISTAY HOSPITALITY PRIVATE LIMITED
Owner

Director / Authorised Signatory

For Signature Global India Ltd.

Developer

Director / Authorised Signatory



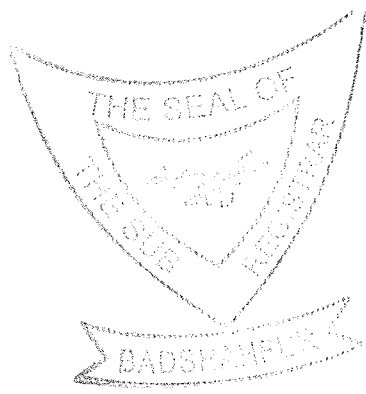
5. That in case said Land or any part thereof comprised in and subject matter of this Agreement declared belonging to the Owner, is lost on account of any defect in the Owner's title or any litigation started by any one claiming through the Owner or previous owner of said Land or any one claiming title paramount to the Owner or on account of any cause or causes whatsoever including relating to any outstanding(s) claim(s) taxes(s) etc. on the Owner, the Owner shall be liable for the actual damages, losses, costs and expenses sustained by the Developer and/ or intending buyers of whole or part of the built/ un-built areas of the said Land. The Owner expressly agree to keep the Developer and the intending buyers of whole or part of the said Land of the built/un-built areas harmless and indemnified against all actual claims and demands for all kinds of actual damages, losses, cost and expenses which the Developer or the intending buyer may sustain or incur on account of any defect in the Owner's title. If, however, due to any Force Majeure condition e.g. if Govt. acquires, without any fault of the Owner, then the Owner cannot be penalized for the same.

6. That if, the Owner's title or rights of possession are challenged in any court/authority/forum etc., thereby any claim, demand, tax litigation or any other court/authority/forum etc. final order of any nature whatsoever, as stated in preceding clause, then it is a condition of this Agreement that the work of development and / or any other matter incidental to this Agreement shall not, at any time or after the commencement or on handing over possession to the intending purchaser, be stopped/prevented obstructed or delayed in any manner whatsoever. That at the desire of the Developer, the Owner shall execute General Power of Attorney and/or any other such relevant and related document or papers in favour of the Developer or it's nominee to enable the Developer for the development, execution, marketing and completion of said Project but not limited to apply for all regulatory approvals, licenses, sanctions and no objections for development of the said Land is required and to raise constructions thereon as agreed hereto. However, in the event, any other/further document in respect of said Land is required, the Owner shall sign and execute the same to enable the Developer to obtain the necessary license/ permission and complete the development of the said Project on the said Land.

7. If, at any stage, any previous Agreement/ collaboration/ development Agreement executed by the Owner with any third party or any advance taken by the Owner in relation to the said land or any part thereof is noticed or comes into the knowledge and the Project is delayed owing to the same, then the time agreed, if any for development shall be deemed as extended and it shall be sole obligation of the Owner to settle all such actual claim/ claims at its own costs and expenses and the Owner do hereby keep the Developer indemnified against all such actual claims. Further, Owner shall indemnify the Developer and / or intending buyers as the case may be, from all actual damages, losses, costs and expenses sustained due to any defect in title of the said Land.

8. That the Owner further undertake that they shall not deal with the said Land in any manner whatsoever and shall henceforth keep the said Land free from any charge, lien, litigation, claim etc. and shall not create any kinds of obstruction or impediment in the development, execution, marketing and completion of said Project.

<p style="text-align: center; margin: 0;">For UNISTAY HOSPITALITY PRIVATE LIMITED</p> <p>Owner</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i> Director / Authorised Signatory</p>	<p style="text-align: center; margin: 0;">For Signature Global India Ltd.</p> <p>Developer</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i> Director / Authorised Signatory</p>
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9. **Grant of Development Rights**

- i. The Owner hereby entrust to the Developer exclusive right for development of the said Land into Project in accordance with the terms and conditions of this Agreement.
 - ii. 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, Town & Country Planning, Haryana("DTCP"), Haryana Urban Development Authority 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 and to do any other construction and/ or developmental activities related to Development Work (as defined hereinafter) for completion of the Project ("**Developmental Rights**").
 - iii. That upon completion of construction of the towers and on receipt of OC of such towers, where the Owner's allocated units are situated, the Developer will be required to offer possession of Owner's allocated units to the Owner simultaneously with other purchasers(s)/buyer(s) of other units of those towers.
 - iv. The Owner hereby agree and undertake not to disturb, interfere with or interrupt the Developmental Rights, 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.
10. That the Developer, relying upon the aforesaid representations, assurances declaration and undertakings given by the Owner, undertake for the development, execution, marketing and completion of Project on the said Land, at its own cost and expenses including the expenses incurred for procuring/obtaining the requisite Permissions/ Licenses/ CLU, sanctions and approvals from all Competent Authorities and thereafter to construct the Project on the said Land, after getting the plans sanctioned/approval from the concerned authorities. The Owner agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Developer, the said Land, and to vest in the Developer all discretion of the Developer for obtaining the requisite Permissions/ License/ CLU sanctions and approvals for development, construction, exercise Development rights and completion of the proposed said Project on the said Land.
11. That the building plans/layout/sanction plan for the said Project shall be in accordance and conformity with the Zonal Plan and the rules and by-laws of the Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and/or such other Authority as may be prescribed thereof pertaining to the said Land as may be enforced in the area. Any deviation from the sanctioned plan resulting in any prosecution, fine and/or penalty shall solely be to the account of Developer, and the Developer further undertakes to indemnify the Owner from any liability arising from any account for the same.

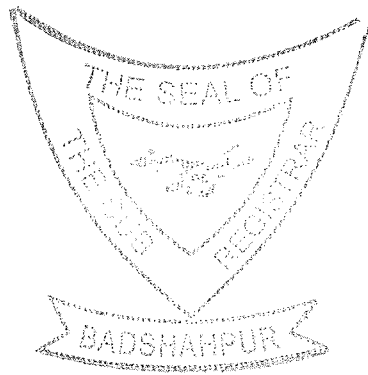
For UNISTAY HOSPITALITY PRIVATE LIMITED
Owner


Director/Authorised Signatory

For Signature Global India Ltd.

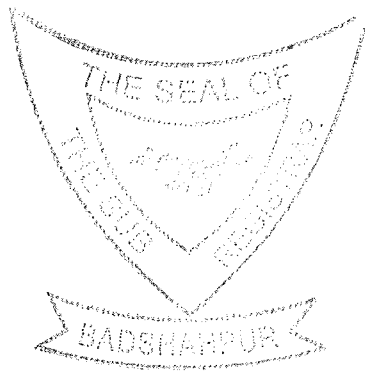
Developer


Director / Authorised Signatory





12. That the Developer shall proceed to have suitable design, model and/ or plans prepared for said Project and get them approved/ sanctioned from the Competent Authorities. For this purpose, the Developer undertakes to engage and employ Architect or Architects at its own cost and expenses. The Developer shall, for and on behalf of the Owner, apply to the Director, Town & Country Planning, Haryana, Haryana Urban Development Authority and/ or such other Authorities as may be concerned in the matter for obtaining the requisite Permissions/ Licenses/ CLU, sanctions and approvals for the development and construction on the said Land, the proposed said Project in accordance with the applicable Zonal Plans. However, the Developer shall be entitled to make or agree to such variations in the design of the plans as may be required or considered by the Developer desirable or necessary, but subject to approval of the statutory authorities and shall be required to obtain prior written permission from the Owner in case of any variations in Units allocated to Owner. The Developer shall be solely responsible for any illegal / unauthorized construction beyond sanctioned plans, and shall bear any penalty/damages as may be imposed in this regard.
13. The Developer shall also be solely responsible for registering the project and filing of forms and documents before appropriate authorities constituted under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and compliances thereunder. The Owner shall not be responsible for compliance under RERA in any manner whatsoever.
14. That the entire amount required for the cost of construction of the said Project including the charges and fees of the Architect (s), preparation of plans and also all other statutory fees and charges incidentals thereto shall be wholly to the account of the Developer.
15. That the Developer shall be entitled to obtain finance in its own name for the purpose of carrying out development of the said Land without creating any mortgaging/ charge/ lien whatsoever on the said Land. However, the Developer shall be entitled to create charge on the receivables of the Developer's right/ entitlement for the said purpose as per RERA Guidelines without infringing upon the Owner's share and at any point creating any Lien, Charge, Mortgage etc. on the said Project land. The Owner shall provide all necessary assistance and execute necessary documents, if any, required for the said purpose. Further, there shall be no liability on the Owner for re-payment of the said loan/ mortgage of the loans or any interest thereon including any breach of the repayment terms and the Developer assures that the Lender shall have no claim either against the land or against the said Project or against the Owner in any manner whatsoever.
16. It is agreed between the Parties that they shall within 30 days of receiving approval of Layout Plan/Building plans from the DTCP, mutually identify/allocate the Units to be allotted to Owner forming part of Owner's Allocation/entitlement.
17. The External Development Charges ("EDC"), Infrastructure Development Work ("IDW"), and the Internal Development charges ("IDC") for the said Land/Project shall be borne and paid by the Developer. That the Owner shall not be liable to pay EDC, IDC or any

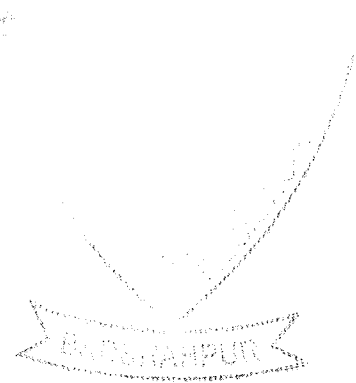
<p style="text-align: center;">For UNISTAY HOSPITALITY PRIVATE LIMITED</p> <p>Owner</p> <p style="text-align: center;"><i>[Signature]</i> Director / Authorised Signatory</p>	<p style="text-align: center;">For Signature Global India Ltd.</p> <p>Developer</p> <p style="text-align: center;"><i>[Signature]</i> Director / Authorised Signatory</p>
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other costs/expenses/charges/dues/levies/fees/taxes etc. of whatsoever nature in context of the said Project.

18. The Statutory Payments payable to the Government on account of EDC and IDC shall be borne solely by the Developer.
19. That the Owner covenant with the Developer that Owner shall supply and provide all documentary evidences as may be required to be submitted to the Town & Country Planning, Haryana, Haryana Urban Development Authority and / or any other Authorities concerned with the matter and further that the Owner shall also sign and execute all such other documents, letters etc. as may be necessary for development, construction and completion of the said Project and for giving effect to the terms of this Agreement.
20. That the Owner shall render to the Developer all assistance necessary and undertake to sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including General Power of Attorney, as the Developer may require in its name for development, marketing, completion of said Project and for the purpose of submitting applications to the various authorities for requisition of License / CLU, permissions, approvals, sanctions and all other matters required statutorily to be done and performed in connection with the commencement and completion of the said Project on the said Land and for the sale of the said Project building and for all purposes mentioned in the draft of General Power of Attorneys approved by parties hereto subject to duration and full implementation of this Agreement in all respects.
21. That the Owner shall assist the Developer to defend and otherwise respond to any proceeding(s) that may be initiated by any person(s) in regard to the said Land/ any portion thereof which may be instituted at any time hereafter before any Court or other authority and all costs, expenses etc. in regard thereto shall be borne by the Owner if such proceeding pertains to or have any effect on the defect in Ownership or title of the Said Land.
22. It is clarified that on execution of this Agreement the Developer shall be entitled to enter upon the said Land, survey the same and carry out the work of development, construction and completion of the said Project on the said Land and put up its hoarding / sign boards at site to show its presence / interest in the said Land with the legend that the Project to be constructed, wherein the public is free to book the areas / spaces in conformity with the plans sanctioned by the competent authority and to have site office thereon. However, the booking shall be done only after the registration of the Project with RERA Authority.
23. Simultaneously, on signing of this Collaboration Agreement, the Owner has handed over the actual vacant physical possession of the said Land to the Developer only for purposes of developing, construction and marketing of the said Project agreed to be developed under these presents and to enable the Developer to discharge its part of obligations. The Owner shall have the right to enter into the said Land/ Project from time to time to observe/ survey the development of the Project.

<p>FOR UNISTAY HOSPITALITY PRIVATE LIMITED Owner  Director / Authorised Signatory</p>	<p>Signature Global India Ltd. Developer  Director / Authorised Signatory</p>
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24. **OWNER'S ALLOCATION/ ENTITLEMENT:**

- a. In consideration of the Owner contributing its land for the Project and granting of the Development Rights by the Owner to the Developer on the said Land, the Developer undertakes to complete development of the Project under the terms of this Agreement. It has been agreed between the Owner and the Developer to share the Residential Saleable Area in the manner given below:

OWNER ALLOCATION	25000 sq. fts. super built up area in residential saleable area alongwith undivided proportionate share in the said land
DEVELOPER'S ALLOCATION	entire balance saleable area (which includes commercial)

- b. Owner's Allocation will be shared in the form of Residential units, the allotment of which will be mutually decided by the Owners and the Developer.
- c. The Owner and its allottees shall be entitled to use the common areas and facilities as provided in the said Project.
- d. The Owner shall be entitled to appropriate number of car parking slots computed on the basis of total car parking slots being given to an individual customer of every residential unit.
- e. Each of the residential Units that will accrue to the Owner, shall be entitled to Club Membership in the Project free of cost.
- f. In case the Developer is selling Units with preferential location charges (PLC) in the Project, then the Developer will allocate 10% of Consideration i.e. 2500sq. fts. which forms part of Owner's Allocation in such Units to the Owner.

25. The Developer is also making payment of Non-Refundable Security Deposit amounting to **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)** to the Owner subject to TDS deduction, as per applicable law in the manner detailed below.

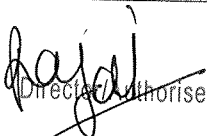

S.No.	In favour of	Gross amount of Security Deposit (In INR)	TDS deduction (In INR)	Net Amount of Security Deposit (In INR)	Date	Name of Bank & Cheque No.
1	Unistay Hospitality	1,25,00,000	12,50,000	1,12,50,000	31/01/2024	Indusind Bank Limited, New Delhi

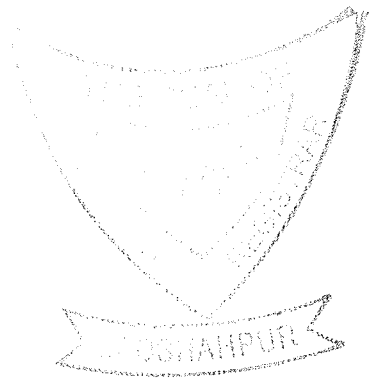
<p>OWNER UNISTAY HOSPITALITY PRIVATE LIMITED</p> <p style="text-align: center;"><i>Rajal</i> Director/Authorised Signatory</p>	<p style="text-align: right;">For Signature Global India Ltd.</p> <p>Developer</p> <p style="text-align: center;"><i>Abhi</i> Director / Authorised Signatory</p>
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	Private Limited					BarakhambaBranch &296845
	TOTAL	1,25,00,000	12,50,000	1,12,50,000		



26. Barring any reason beyond the control of the Developer, the layout plans shall not be modified or altered. In case modification or alteration of the layout plans affects the Units allocated to Owners, then the modification or the alteration shall be carried out by the Developer with written approvals by the Owners.
27. The Developer shall obtain the requisite approvals/ licenses from the competent authorities within a period of 18 (Eighteen) months from the date of the signing of this Agreement,
28. Notwithstanding anything in this agreement, in case the Developer fails to get the Eligibility Letter/LOI for the Project on account of non-declaration of Residential Zone/non availability of density/FAR in the Sector or any other statutory terms and conditions and/or any reason beyond the control of the Developer, then the Developer with the written consent of the Owner, may apply for other nature/kind of real estate project which includes the Commercial License or any other permissible usage duly approved by the competent Authorities provided such license/approvals are obtained within 18 (Eighteen) months of execution of this Agreement. However, in the event the Developer fails to obtain the requisite approvals/licenses from the competent authorities even within the said period of 24 months from the date of signing of this Agreement, then in such an eventuality the Owner shall have the right to forfeit the Non-Refundable Security Deposit of Rs.1,25,00,000/-and cancel/terminate this Agreement without any notice or liability and thereafter Owner shall be free to deal with the said land as they may deem appropriate and the Developer shall have no objection whatsoever.
29. The Developer undertakes to complete the Project and handover possession of the Owner's Entitlement/ Allocation along with Occupation Certificate within 60 (Sixty) months from the date of License from the competent authorities ('**Non-Delay Period**'). Further, it is agreed between the Parties that in case the Developer fails to complete the Project and hand over physical possession of the Owner entitlement as per this Agreement along with Occupation Certificate within the said Non- Delay Period due to any reason whatsoever in such case developer shall be liable to pay the compensation on account of delay charges as mentioned in clause 34 of this Agreement.
30. The Developer, at it's absolute discretion, shall demolish all structure "Kacha" or "Pacca" existing on the said Land before the Developer applies for requisite approvals and sanctions.
31. That after sanction of the building plan and registration of the Project with RERA, the Developer will be entitled to start booking of its allocation and receive booking amount from

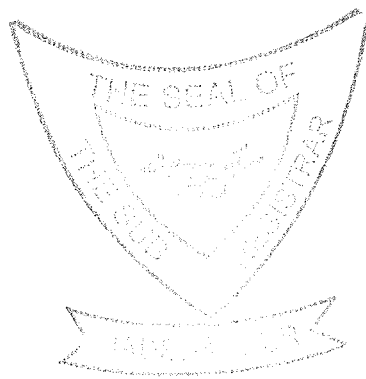
For UNISTAY HOSPITALITY PRIVATE LIMITED	For Signature Global India Ltd.
Owner  Director / Authorised Signatory	Developer  Director / Authorised Signatory



its prospective buyer and shall deposit in RERA account as per the provisions of law and shall ensure the RERA terms are fully adhered to.

32. That the Developer shall commence and complete the construction of the said Project by providing the entire finance, equipment, inputs, material infrastructure and expertise necessary to construct the said Project in accordance with the sanctioned plans/layout/building plan and any modifications thereof as may become necessary during the progress of the work with the approvals of the concerned authority and it is only upon this premise and assurance of the Developer, the Owner have agreed to enter into this Agreement.
33. That based on this Agreement, the Developer shall be investing substantial amount in the Project. It is clearly understood and agreed between the parties and thus forms the integral condition of this Agreement that after execution of this Agreement, the Owner or their respective representatives, administrators, executors, liquidator, successors and permitted assignsetc. will not revoke, terminate, cancel or back out from this Agreement except in the event of failure on part of the Developer to either develop the Project as per the terms and conditions of this Agreement or fulfil its obligation within the stipulated period/Non-Delay Period. In case the Owner carry out or propose to carry out any such action without there being any fault of the Developer in such case the Developer shall be entitled to take legal recourse at its sole discretion, without prejudice to its other rights, at the actual cost and risk of the Owner besides claiming actual damages/losses etc. of any kind as also injunctive relief.
34. That the Developer has represented to the Owner that the Developer has sufficient financial capacity, infrastructure to develop the said Project within the Non-Delay Period. The Developer further assures to the Owner that in any case or at any stage the Developer backs out from the Project or fails to hand over the Residential unit(s) comprising the Total Owner's Allocation along with Occupation Certificate within the Non-Delay Period for any reason whatsoever, then the Developer shall be liable to pay compensation/ delay charges @ INR20 (Rupees Twenty Only) plus GST per square feet per month from the day of such delay till the date of handing over the Total Owner's Allocation in the Project.
35. The Developer shall keep the Owner indemnified against any claims, losses, damages as may be caused to them on account of Developer breach of all/any of the terms of this Agreement or representations and warranties contained in this Agreement during the subsistence of this agreement.
36. The Developer shall be solely responsible and liable for payment of all dues to its workers / employees and statutory compliance of labour law, rules and regulations as are in force or introduction from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and / or for any accident or lack of safety, resulting in injury or damage to workmen, plant and machinery or third party.

<p>For UNISTAY HOSPITALITY PRIVATE LIMITED</p> <p>Owner</p> <p> Director / Authorised Signatory</p>	<p>For Signature Global India Ltd.</p> <p>Developer</p> <p> Director / Authorised Signatory</p>
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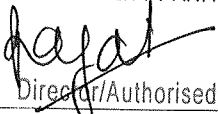

37. The Developer shall secure all necessary permission, approvals for installation of electricity, water supply and sewage connections to the Project, at its own cost and expenses.
38. The Developer alone shall be responsible for any accident that may occur during the course of development and it alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatever nature involved in any accident to workmen, labour, employee, neighbor or any other person shall be borne by the Developer and Owner shall be absolved of and indemnified by the Developer of any financial or other liability in this regard.
39. The Owner shall not interfere with or obstruct in any manner with the development, marketing, execution and completion of the said Project and/or booking/allotment or sale / Lease of developed Developer's Allocation of the said Project.
40. That, the Developer shall be entitled to retain or let out or lease or to dispose of the built - up or un- built area of Developer's Allocation to any party either in whole or in parts, to receive the payments thereof and to execute the necessary documents in favour of prospective allottees/ lessees. The Owner shall also join hands, if necessary, in executing the documents in favour of prospective allottees/ lessees. However, it is made clear that the financial liabilities will be of the Party who receives any amount from the buyers, lessees or the tenants as the case may be.
41. That the maintenance services of the Project will always be vested with the Developer and / or an agency appointed by it. After the occupation, the prospective Buyers / lessees upon occupying their areas, shall pay the prevailing maintenance charges including the deposits.
42. That the Owner and the Developer shall be bound to comply with all the terms and conditions of Permissions/ Licenses/ Eligibility Letter/ LOI/Commercial License and Agreement with the Director, Town & Country Planning, Haryana/ Competent Authority/ Concerned Authority in respect of the said Project sought to be developed.

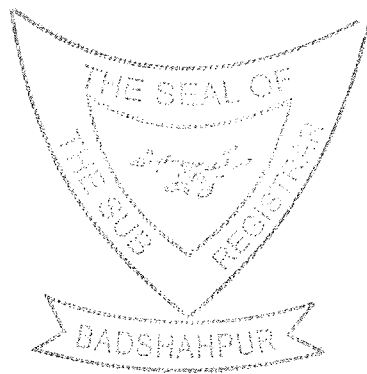
43. **OBLIGATION OF THE OWNER:**

It is agreed by and between the Parties that the Owner shall have the following obligations, including the other conditions specified in the rest part of the Agreement:

- a. To clear all outstanding taxes, dues by whatever names called including charges towards electricity and water up to date of this Agreement.
- b. To keep the title of the said land free and marketable so as to enable the Developer to complete the Project.
- c. To sign applications, affidavits as may be required by the authority/ies for all permissions and sanctions jointly with the Developer including the sanction of

For Signature Global India Ltd.

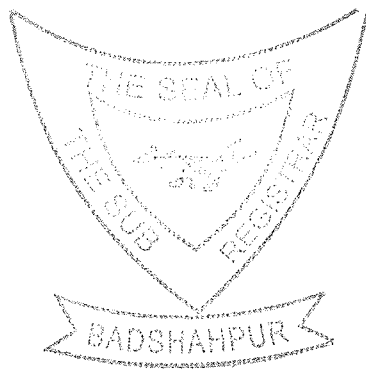
<p>Owner WISSTAY HOSPITALITY PRIVATE LIMITED  Director/Authorised Signatory</p>	<p>Developer  Director/Authorised Signatory</p>
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Building Plans, Revised / Modified Plans, Service Plans etc. before the concerned Local Authorities as may be required for commencement, continuation and completion of the Project.

- d. To permit the Developer to set up infrastructure, site office etc. and permit free access upon the said Land to the Developer, its staff, appointed architects, specialists, contractors, sub-contractors, site engineers, supervisors, agents, their servants and other personnel duly authorized by Developer.
- e. To execute and sign all necessary documents required by the relevant Government authorities for smooth execution of the 'Project' including obtaining temporary / permanent electric connection from Electricity Authority / Board, Water connection, Tube well etc. It is understood that by doing so the Owner shall not incur any responsibility or liability of any nature whatsoever, pecuniary or otherwise and its total cost or expenses would be borne by the Developer.
- f. To execute and sign General powerofattorneyinfavour of the Developer and/or its agents to enable the Developerto apply for and obtain all necessary permissions, sanctions, licenses etc. from the concerned authorities to enable the Developer to commence and complete Project in accordance with this Agreement.
- g. Upon sanction of the building plan and registration of the Project with RERA Authority, the Ownershall execute and sign power of attorney with respect to Developer's Allocation in favour of the Developer to enable the Developer to sign allotment letter, Agreement for sale, receive advance payment fromProspective buyers in respect of its allocationwithout any financial liability upon the Owner and subject to fulfillment of the terms and conditionsas envisaged in this Agreement by the Developer.
- h. To defend, compromise & settle, all suits, proceeding and cases jointly with the Developer that may be initiated by any third party against any/all acts of the Owner or Developer with regard to development, construction and marketing of the Projectonly in the situation where there is any fault of the Owner.
- i. Not to enter into any Agreement or arrangement for the development of the said Landexcept the Developer or its nominee(s) during the subsistence of this Agreement.
- j. So long as there is no breach of any terms and/orconditions of this Agreement by the Developer, the Owner shallensurethat during the subsistence of this Agreement, no person, acting under/through them, does any act of commission or omission that interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by Developer.

<p>Owner HOSPITALITY PRIVATE LIMITED</p> <p><i>[Signature]</i> Director/Authorised Signatory</p>	<p>For Signature Global Inc</p> <p>Developer</p> <p><i>[Signature]</i> Director / Authorised Signatory</p>
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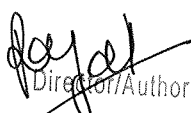

- k. The Owner shall not in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of Developer under this Agreement.
- l. In the event the Owner receive any communication, correspondence, notice, demand etc. of any nature whatsoever from any Authority/ Department/ Court/ Tribunal, that may directly or indirectly be related to the said Land or the Project, it shall forthwith share it with Developer.
- m. In case of any amount/fees deposited with the Government/any other authority is refunded to the Owner, the same will be returned by the Owner to the Developer within 30 days of the receipt of the same and in the event of any delay beyond this period, the Owner will pay interest @12% per annum on the amount so received. The same shall be paid without any kind of deduction whatsoever.

45. **OBLIGATION OF THE DEVELOPER :**

The Developer represents and warrants to the Owner herein that it shall undertake entire development of the Project exclusively at its own cost and expenses in accordance with the applicable laws and the approvals, which shall include and not be limited to the following:

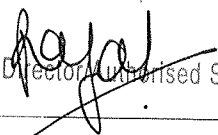

- a. To prepare the layout plan, building plan, completion plan, sanitary, electricity, water drawings etc. of the Project.
- b. To register the project with RERA Authority and any extension thereof.
- c. To carry out the internal infrastructural work including laying water supply system, sewage collection system, sewage treatment plant, storm water drains, electric supply network, water harvesting etc. if required and as stipulated in the services estimate duly approved by the concerned authority (hereinafter referred to as "Development Work")
- d. To abide by all the terms and conditions of the Permissions/ Licenses/ CLU, sanctions and approvals for the development and construction on the said Project and bear all approval related expenses of any nature whatsoever.
- e. To employ engineers, architects, and consultant, skilled and unskilled workers to carry out and complete development of the Project under this term of this Agreement.
- f. To obtain the No Objection Certificate/ approvals/ clearance including environmental clearance etc. if and as may be required and applicable for development of the Project.
- g. To obtain an occupation/ completion certificate.

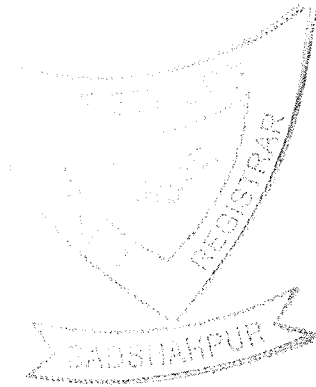
For Signature Global India Ltd.

<p>For UNISTAY HOSPITALITY PRIVATE LIMITED Owner  Director/Authorised Signatory</p>	<p>Developer Director/Authorised Signatory </p>
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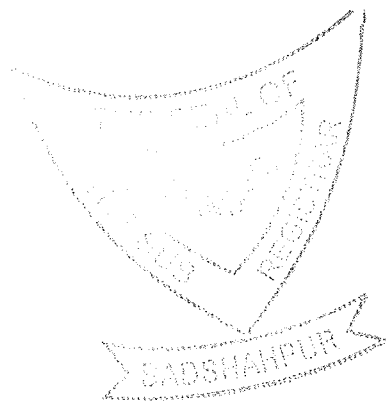
- h. To remove the structure defects as per RERA act for a period of 5 years or as may be prescribed by the relevant authority from the date of handing over the possession of the Units to the Allottees.
- i. That as the entire construction cost of the Entire project is the responsibility of the Developer and has to be spent out of the developer's allocation only in keeping with this agreement, Developer alone maintain the RERA account and deposit the amount realized for he said Project from its allottees as per the provision of the RERA Act.
46. The Developer agrees and undertakes to indemnify and keep the Owner indemnified against any claims and/or claims made by any of the prospective buyer(s) and/or Lessee(s) of the developed area and/or any demand raised by any of the department involved in the Projector by any statutory authorities as permitted under applicable laws. The Developer only shall be answerable and liable for all liabilities and consequences arising therefrom either civil or criminal and the Owner shall not be liable in any manner whatsoever to the prospective buyer(s) or to the departments/statutory authorities as permitted under applicable laws as it is the responsibility and liability of the Developer to develop the Project in accordance with law and in terms of the commitments which the Developer shall made with the respective buyer(s) with respect to the entire project thereof.
47. The Developer shall at all times hereafter remain liable for and shall fully and effectually indemnify and keep indemnified the Owner their heirs, executors and assigns against all losses, damages, penalties, actions, civil or criminal, cost and expenses which the Owner may incur or suffer by reason of the fact that the Developer has failed to fulfill their part of obligation as envisaged in the Agreement. The Developer undertakes to ensure that the said aspects of liability are brought to the notice of the Prospective Buyers in its clear terms.
48. All claims whatsoever made by any third party concerned with development of the Project including but not limited to by contractors, sub-contractors, suppliers of materials, labourers / workmen, allottees etc., except those attributable solely to title of said Land, shall be borne and paid by the Developer. The Developer shall keep the Owner fully indemnified against all such claims and demands whatsoever.
49. The Parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
50. The Developer shall be entitled to market Project/building at its own costs.
51. All necessary documents/Agreements, conveyance deeds for bookings/sales/leasing shall be prepared by the Developer to maintain uniformity of general terms including for maintenance of the buildings.

<p>For UNISTAY HOSPITALITY PRIVATE LIMITED</p> <p>Owner</p> <p></p> <p>Director / Authorised Signatory</p>	<p>For Signature Global India Ltd.</p> <p>Developer</p> <p></p> <p>Director / Authorised Signatory</p>
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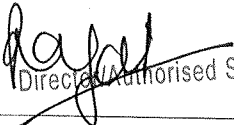

52. The Owner shall pay all the charges and fees including Interest free Security deposit for Maintenance charges with respect to the Owner's Allocation.
53. All the common areas and facilities of the Project, shall be maintained by the Developer and/or their Nominee/Maintenance Agency as per applicable law. All the buyers, shall sign a separate Maintenance Agreement with the Maintenance Agency and pay maintenance charges, replacement fund, sinking fund, Advance etc. at such rates as may be fixed/demanded by the Developer/Maintenance Agency and/or an Association of buyers, as the case may be.
54. All type of rates, cess, tax liabilities or financial obligations with respect to the said land which might so far have been incurred till the date of signing of this Agreement, shall be met and discharged by the Owner. The Owner shall keep the Developer fully indemnified against any such liability or financial obligation of the Owner. That all taxes, charges, levies in respect to the said land and project shall be borne by the Developer from the date of execution of this Agreement.
55. All taxes, levies such as GST, and Works contract tax as may be applicable with regard to construction/development of the project upto the date of issuance of occupation certificate shall be borne and paid by the Developer. However, the parties shall bear their respective income tax liabilities on the income generated out of this transaction and the individual tax liability as regard to the income and assets has to be accounted for by the party independently without any liability of each other in this respect. The GST, if applicable, over the Owner's Entitlement/ Allocations shall be paid and borne by the Owner's alone. However, works contract tax shall be the liability of the Developer.
56. During the period of construction till the date of occupancy of the project, the Developer shall be entitled to keep the building properly insured against fire, war, natural calamities, riots etc. and shall pay the premium for that purpose.
57. Owner shall authorize or execute Power of Attorney in favour of Developer for the registration of documents in the office of registrar Gurugram on their behalf for the area under Developer allocation and/ or the Owner shall themselves appear before the registrar at the time of registrations of sale deeds and/or the Owners shall become party to such documents.
58. That no changes, modifications or alterations to this Agreement, shall be done without mutual consent of the parties in writing hereto.
59. That the time is the essence of this agreement and the Developer shall abide by the time schedule for completing the project in terms of this agreement and towards handing over the Owner' allocation to the Owner.
60. It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developer as per this agreement

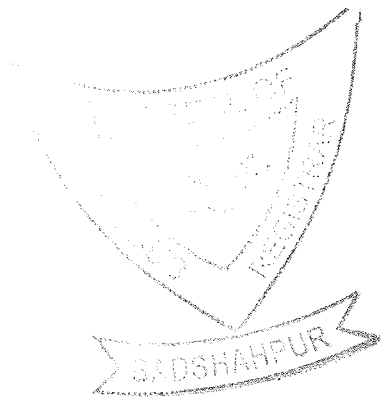
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relating to such development is brought to the notice of the Owner and/or their allottees within a period of 5 (five) years from the date of handing over possession of the Owner' Allocation to the Owner, it shall be the sole liability and responsibility of the Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developer's failure to rectify such defects within such time, the Owner and/or their allottee/s shall be entitled to receive appropriate compensation in the manner as provided under the RERA Act.

61. That the Parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and to execute and do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
62. That the failure of either Party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision.
63. That in pursuance of the obligations and Parties hereto duly performing and observing all the covenants herein contained this Agreement shall not be revoked or cancelled and shall be binding on both the parties and their partners and their respective representatives, administrators, successors, administrators, legal heirs, executors, liquidator and permitted assigns.
64. That this Agreement is not and shall not, however, be deemed to be constructed as a partnership between the Parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
65. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall be valid and enforceable in accordance with the terms.
66. That it is an integral and essential term of this Agreement that the name of the said Project shall be decided exclusively by the Developer at its sole discretion and Owner shall not have any objection for the same.
67. That this Agreement shall always be subject to the *Force Majeure* circumstances which includes any circumstance/ event which is beyond the reasonable control of the Parties, including but not limited to, acts of God, fires, floods, riots, embargoes, governmental actions, act-of terrorism, including any ruling by the Government or continuing domestic or international problems such as wars or insurrections, or cancellation of the event due to governmental lockdowns. Notwithstanding anything to the contrary contained under this Agreement, it is specifically agreed between the Parties that any time taken by any authority in granting any approvals, consents, plans, sanctions, licenses etc. shall not be

<p>For UNISTAY HOSPITALITY PRIVATE LIMITED Owner</p> <p> Director/Authorised Signatory</p>	<p>For Signature Global India Ltd. Developer</p> <p> Director/Authorised Signatory</p>
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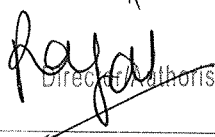

excluded from the computation of time in the completion of any work to be completed by the Developer and/or the obligations of the Developer under this Agreement subject to the Developer complying with the requirement of such permission within the stipulated period and shall not be absolved of its obligation. The Developer is required to give due advance notice of the *Force Majeure* circumstances to the Owner within 30 days of the Developer becoming aware of such *Force Majeure* circumstances.

68. That both the parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered between them of their free will.
69. The stamp duty, registration fee and expenses applicable on this Agreement, General Power of Attorney and all other documents in relation to the present Agreement shall be borne and paid by Developer.
70. That this Agreement shall be construed as per the laws of India and the Parties submit themselves to the sole and exclusive jurisdiction of Courts at New Delhi.
71. All communications between the Parties shall be sent through registered post at the Addresses of the Parties given below or against receipt by hand and a copy of the same must be sent via E-mail-

If to the Owner:
Unistay Hospitality Private Limited
Address: F-3124, B C Vasant Kunj South Delhi 110070
Email ID: cabmgs@gmail.com
For the attention of: Mr. Rajat Kathuria

If to the Developer:
Signature Global (India) Limited
Address: 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
Connaught Place, New Delhi - 110001.
Email ID: compliance@signatureglobal.in
For the attention of: Mr. Devender Aggarwal

72. That the Developer shall be responsible for compliance of all the terms and conditions of License/Provisions of the Haryana Development and Regulations of Urban Areas Act, 1975 and the Rules made there under till the grant of final completion certificate for the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier also shall comply with the Provisions of the Haryana Apartment Ownership Act 1983 and the Rules made there under.
73. That this Collaboration Agreement will be irrevocable and no modification/alteration etc. in terms and condition can be undertaken except after obtaining prior permission of DTCP, Haryana, if steps taken for obtaining license or license is granted.

For UNISTAY HOSPITALITY PRIVATE LIMITED	For Signature Global India Ltd.
Owner  Director / Authorised Signatory	Developer  Director / Authorised Signatory



- 74. All payments received on account of sale/marketing of dwelling units and/or on any other account received in respect of the Developer's Allocation in the project shall be deposited and transferred by the Developer in single RERA Account as per norms.
- 75. The Developer shall take an Insurance Policy related to risks entailed in the construction project which shall cover any liability arising out of loss of life or any other financial liability on account of the personnel engaged on the Project.

76. ARBITRATION

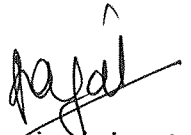

That in the event of any question or dispute arising under this agreement or in connection with incidental and/or interpretation or scope of this Agreement, the parties shall try to settle the disputes amicably, failing which the same shall be referred to sole arbitrator to be jointly appointed by the parties, whose decision shall be final and binding on the parties. The Arbitration proceedings shall be conducted in accordance with the Arbitration & Conciliation Act, 1996. The parties accept that the Arbitrators shall have power to grant Specific Performance of this agreement.

That the parties further agreed that all the expenses of the arbitration proceedings shall be shared equally by both the parties. The seat of the arbitration and the venue shall be held at New Delhi in English language.




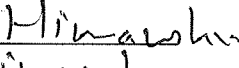
IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE DAY, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

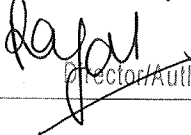

Signed & Delivered by the within named
OWNER:

Signed & Delivered by the within named
DEVELOPER:


For M/s Unistay Hospitality Private Limited  C 9810335455 Authorised signatory	For M/s Signature Global (India) Limited  Director / Authorised Signatory Authorised Signatory
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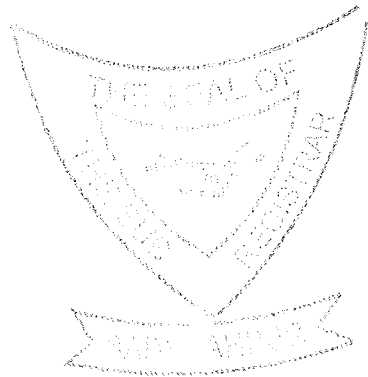
Witnesses:

 Signature:  Name: : Vinod Chopra S/o: Sushil Chopra R/o: S-102, UDWA, Saket, Sec-19, Con	 Signature:  Name: : Himanshu S/o: _____ R/o: S21D/11, Rattan Chowk, GGN
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Owner FOR UNISTAY HOSPITALITY PRIVATE LIMITED  Director/Authorised Signatory	Developer Signature Global India Ltd.  Director / Authorised Signatory
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वसीका नं० 16450 अति बही. नं० I
जिल्द नं० पृष्ठ नं० पर
घरणा किया गया वही नं० I
जिल्द नं० पृष्ठ नं०
दिनांक ०२/२/२४ को दर्ज रजिस्टर
किया गया।


सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम





SCHEDULE I


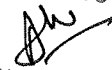
Land admeasuring 1 Acre in Village Fazilpurjharsa, Tehsil & District Gurugram, Haryana, HB. No.99 Sector-71 Jamabandi 2019-20

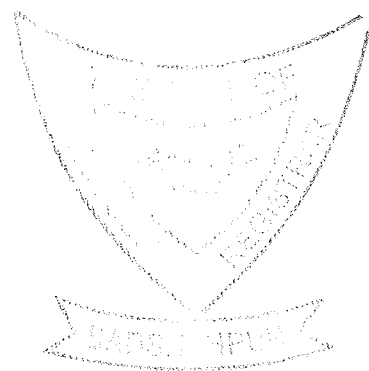
Sr. No.	Name of Owner	Sale Deed Registration No. & date	Khewat No.	Khata/Khatuni No.	Mustkil / Killa No.	Kanal	Marla	Total area in Acres	share in Area
1	M/s Unistay Hospitality Pvt. Ltd.	13790=2 1/12/20 23	287	289	28/8	8	0	1	Full
	Grand Total							1	

Signed & Delivered by the within named
OWNER:

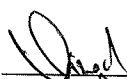
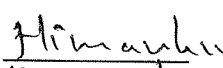
Signed & Delivered by the within named
DEVELOPER:



For M/s Unistay Hospitality Private Limited  Authorised signatory	For M/s Signature Global (India) Limited For Signature Global India Ltd.  Director / Authorised Signatory Authorised Signatory
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Owner For UNISTAY HOSPITALITY PRIVATE LIMITED  Director/Authorised Signatory	Developer For Signature Global India Ltd.  Director / Authorised Signatory
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Witnesses:

<p>Signature:  Name: : <u>Nivedha Chakre</u> S/o: <u>Sudhakar Chakre</u> R/o: <u>S-168 URPAL SOUTH SIND</u> <u>Sectra HQ</u> <u>Chennai</u></p>	<p>Signature:  Name: : <u>Himanshu</u> S/o: _____ R/o: <u>521D/11 Rattan Zirconia, GKN</u></p>
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<p>For Owner HOSPITALITY PRIVATE LIMITED  Director/Authorised Signatory</p>	<p>For Developer For Signature Global India Ltd.  Director / Authorised Signatory</p>
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