



Indian-Non Judicial Stamp
Haryana Government



Date : 28/03/2024

Certificate No. G0Z2024C3603

GRN No. 114575859



Stamp Duty Paid : ₹ 16470000

Penalty : ₹ 0

Seller / First Party Detail

Name: Prem Singh

H.No/Floor : 70

City/Village : Gurugram

Phone: 95*****90

Sector/Ward : Na

District : Gurugram

LandMark : Begumpur khatola khandsa

State : Haryana

Others : Paramveer and prem raj and paras ram and deepak chauhan and vinod kumar and rajal and umita devi and yashwan and talli and anki chauhan and man singh chauhan



Buyer / Second Party Detail

Name: Galaxy magnum Projects Private limited

H.No/Floor : 151a

City/Village: New delhi

Phone: 95*****90

Sector/Ward : Na

District : New delhi

LandMark : Club road sainik farms western aven

State : Delhi

Purpose : COLLABORATION AGREEMENT

14058

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashy.nic.in>

Prem Singh
Paramveer
Rajal

Ankit Chauhan
Manoj Lalit
Deepak Chauhan
Vinod Kumar
Rajal
Umita Devi
Yashwan
Talli
Anki Chauhan
Man Singh Chauhan



For Galaxy Magnum Projects Pvt Ltd.

Authorised Signatory

प्रलेख न:14058

दिनांक:27-03-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील कादीपुर

गांव/शहर बेगमपुर खटोला

धन संबंधी विवरण

राशि 83594320 रुपये

स्टाम्प ड्यूटी की राशि 1671886.376 रुपये

स्टाम्प नं : G0Z2024C1601

स्टाम्प की राशि 16470000 रुपये

रजिस्ट्रेशन फीस की राशि 60000 रुपये

EChallan:114576531

पेस्टिंग शुल्क 0 रुपये

Created By: SHAH ENDER BAIL ADV

Service Charge:0

यह प्रलेख आज दिनांक 27-03-2024 दिन बुधवार समय 3:27:00 PM बजे श्री/श्रीमती /कुमारी

PREM SINGH पुत्र MOHAN LAL PARAMVEER पुत्र MOHAN LAL PREM RAJ पुत्र MOHAN LAL PARAS RAM पुत्र
MOHAN LAL DEEPAK CHAUHAN पुत्र OM PARKASH CHAUHAN VINOD KUMAR पुत्र SANT SINGH URMILA
DEVI पत्नी KULDEEP YOGESH CHAUHAN पुत्र KULDEEP SINGH LALIT पुत्र KULDEEP SINGH ANKIT CHAUHAN
पुत्र KULDEEP MAN SINGH CHAUHAN पुत्र DHARAM SINGH RAIPAL पुत्र SANT SINGH निवास 174 SECTOR 4
GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता

PREM SINGH PARAMVEER PREM RAJ PARAS RAM DEEPAK CHAUHAN VINOD KUMAR URMILA DEVI
YOGESH CHAUHAN LALIT ANKIT CHAUHAN MAN SINGH CHAUHAN RAIPAL

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS GALAXY MANGNUM PROJECTS PVT LTD thru INDIR CHAND

PRALAPATOTHER हजरि है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MANOJ KUMAR पिता . निवासी GGM
ADV व श्री/श्रीमती /कुमारी HEMRAJ पिता NANAK CHAND

निवासी GGM ने की।

तारीख 27-03-2024 को बयान प्रस्तुत करने पर प्रमाणित है।

MS GALAXY MANGNUM PROJECTS PVT LTD

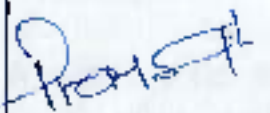
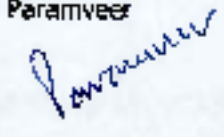
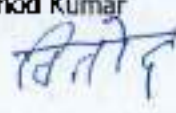
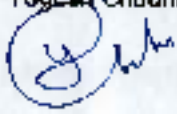
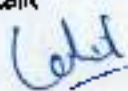
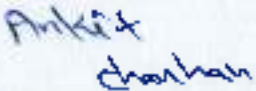
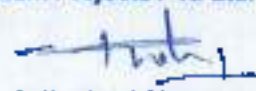
INDIR CHAND

14058

COLLABORATION AGREEMENT

This Collaboration Agreement (hereinafter referred to as this "Agreement") is executed at Gurugram, Haryana on this 27.03.2024 ("Execution Date"), by and between:

1. (i) **Mr. Prem Singh**, Aadhar Card No. 4885-8007-2650 and PAN Card No. AHLPG8036A, son of Shri Mohan Lal, resident of H.NO-70, Begumpur Khatola, Sector 74, Gurugram, Haryana, 122004 ("Prem Singh");
- (ii) **Mr. Paramveer**, Aadhar Card No. 6899-0111-8194 and PAN Card No. ADEPP0554H, son of Shri Mohan Lal, resident of House No. 70, Begampur Khatola, Narsinghpur, Gurugram, Haryana, 122004 ("Paramveer");
- (iii) **Mr. Prem Raj**, Aadhar Card No. 6867-0351-7239 and PAN Card No. BVTPS7451L, son of Shri Mohan Lal, resident of H.NO-70, Begumpur Khatola, Sector 74, Gurugram, Haryana, 122004 ("Prem Raj");
- (iv) **Mr. Paras Ram**, Aadhar Card No. 8979-4417-7733 and PAN Card No. APMPR2933Q, son of Shri Mohan Lal, resident of Saraswati High School, Begampur Khatola(101), Sector 74, Gurugram, Haryana, 122004 ("Paras Ram");
- (v) **Mr. Deepak Chauhan**, Aadhar Card No. 9686-1110-8507 and PAN Card No. ASPPC3847A, son of Shri Om Parkash Chauhan, resident of 50, Village Begumpur Khatola (101), Gurugram, Narsinghpur, Haryana, 122001 ("Deepak");
- (vi) **Mr. Vinod Kumar**, Aadhar Card No. 8263-2997-0472 and PAN Card No. CNAPK7241N, son of Shri Sant Singh, resident of H.NO-50, Saraswati High School, Begumpur Khatola, Gurugram, Haryana, 122001 ("Vinod");
- (vii) **Mr. Rajpal**, Aadhar Card No. 5587-6551-5024 and PAN Card No. BAZPP2563D, son of Shri Sant Singh, resident of 174, Sector 4, Gurugram, Haryana, 122001 ("Rajpal");
- (viii) **Smt. Urmila Devi**, Aadhar Card No. 2964-0005-9343 and PAN Card No. GYZPD2820J, wife of Late Shri Kuldeep, resident of House NO-50, Saraswati High School, Sector-74, Begumpur Khatola (101), Farrukhnagar, Gurugram, Haryana, 122004 ("Urmila");

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

Reg. No.

Reg. Year

Book No.

14058

2023-2024

1



पेशकर्ता



दावेदार



गवाह



विनीत

Paramveer



उप/संयुक्त पंजीयन अधिकारी
कादीपुर

पेशकर्ता :- PREM SINGH PARAMVEER PREM RAJ PARAS RAM DEEPAK CHAUHAN
VINOD KUMAR URMILA DEVI YOGESH CHAUHAN LALIT ANKIT CHAUHAN MAY
SINGH CHAUHAN RAJPAI

दावेदार :- HIRINDER CHAND PRAJAPATOTHERMS GALAXY MANGNUM PROJECTS
PVT.LTD.

गवाह 1 :- MANOJ KUMAR

गवाह 2 :- HEMRAJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14058 आज दिनांक 27-03-2024 को बही नं 1 जिल्द नं 284 के पृष्ठ नं 179.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2192 के पृष्ठ संख्या 3 से 4 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-03-2024

उप/संयुक्त पंजीयन अधिकारी कादीपुर

Galaxy Mangnum Projects Pvt. Ltd.

27/03/2024 09:21:07

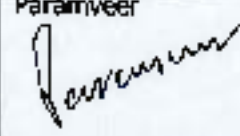
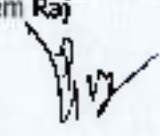
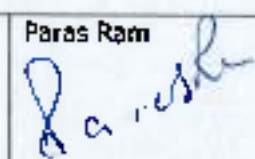
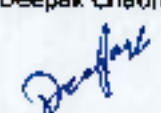
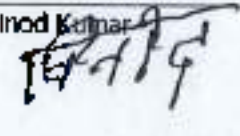
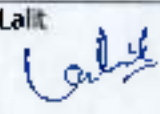
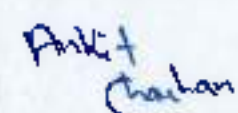
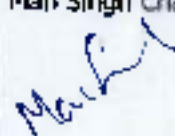
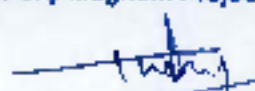
14058

- (ix) **Mr. Yogesh Chauhan**, Aadhar Card No. 6751-6094-2910 and PAN Card No. AXSPC5223C, son of Late Shri Kuldeep Singh, resident of H.NO-50, Saraswati High School, Begumpur Khatola, Gurugram, Haryana, 122001 ("**Yogesh**");
- (x) **Mr. Lalit**, Aadhar Card No. 8503-9365-5478 and PAN Card No. AKUPL9479N, son of Late Shri Kuldeep Singh, resident of H.NO-49, Saraswati High School, Begumpur Khatola, Gurugram, Haryana, 122001 ("**Lalit**");
- (xi) **Mr. Ankit Chauhan**, Aadhar Card No. 7950-7812-3066 and PAN Card No. BLDPA0636C, son of Late Shri Kuldeep, resident of H.No. 49, Saraswati High School, Begumpur Khatola, Gurugram, Haryana - 122001 ("**Ankit**");
- (xii) **Mr. Man Singh Chauhan**, Aadhar Card No. 5202-8802-9062 and PAN Card No. AKIPCD634N, son of Shri Dharam Singh, resident of H.NO-49, Saraswati High School, Begumpur Khatola, Gurugram, Haryana, 122001 ("**Man Singh**");

The expressions '**Prem Singh**', '**Paramveer**', '**Prem Raj**', '**Paras Ram**', '**Deepak**', '**Vinod**', '**Rajpal**', '**Urmila**', '**Yogesh**', '**Lalit**', '**Ankit**', and '**Man Singh**' shall collectively be referred to as the "**Land Owners**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/her/their respective legal heirs, successors-in-interest, associates, affiliates, administrators, nominees and permitted assigns etc.), being party of the **FIRST PART**;

AND

2. **M/s Galaxy Magnum Projects Private Limited (CIN U45201DL2020PTC373362, PAN - AAICG6732F)** a company validly existing under the provisions of the Companies Act, 2013, having its registered office at 151A, Basement, Club Road, Sainik Farms, Western Avenue, New Delhi-110068 (hereinafter referred to as "**Developer**", which expression shall unless repugnant to the context or meaning thereof, be deemed to include its associates, subsidiaries, successors-in-interest, executors, nominees and permitted assigns), acting through its Authorized Signatory / Director, Mr. Inder Chand Prajapat, son of Sh. G.V. Prajapat, resident of R2-159, 1st Floor, Gall No.2, Sagarpur East, opposite Barat Ghar, New Delhi-110046, duly authorized vide board resolution dated 20.03.2024, being party of the **SECOND PART**.

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

The 'Land Owners', and the 'Developer' are hereinafter individually referred to as such or the "Party" and collectively referred to as the "Parties".

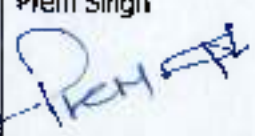
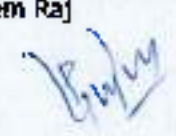
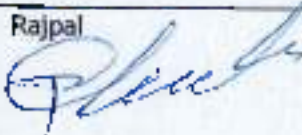
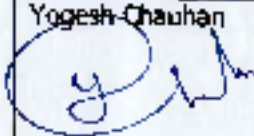
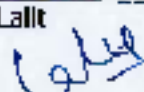
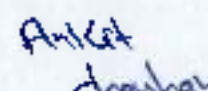
RECITALS:

I. **WHEREAS** the Land Owners have, jointly and severally, assured, represented and warranted to the Developer that:

- a. (i) Deepak, s/o Om Prakash, r/o Begumpur Khatola, Gurugram, Haryana;
- (ii) Kukdeep, s/o Sant Singh, r/o Begumpur Khatola, Gurugram, Haryana;
- (iii) Vinod, s/o Sant Singh, r/o Begumpur Khatola, Gurugram, Haryana;
- (iv) Rajpal, s/o Sant Singh, r/o Begumpur Khatola, Gurugram, Haryana;
- (v) Pooja, w/o Navdeep, r/o Silokra, Gurugram, Haryana;
- (vi) Man Singh, s/o Dharam Singh, r/o Begumpur Khatola, Gurugram, Haryana
(being referred to as 'Owner Group 1' in the said Collaboration Agreement); and
- (vii) Prem Singh, s/o Mohan Lal, r/o Begumpur Khatola, Gurugram, Haryana;
- (viii) Paramveer, s/o Mohan Lal, r/o Begumpur Khatola, Gurugram, Haryana;
- (ix) Prem Raj, s/o Mohan Lal, r/o Begumpur Khatola, Gurugram, Haryana;
- (x) Parashram, s/o Mohan Lal, r/o Begumpur Khatola, Gurugram, Haryana,
(being referred to as "Owner Group 2" in the said Collaboration Agreements)
entered into a Collaboration Agreement dated 14.11.2006 ("Collaboration Agreement No.1"), for construction and development of the land situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana, cumulatively admeasuring 88 Kanals or approximately 11 acres as more clearly detailed below:

(Land of Owner Group 1)

KHEWAT	KHATONI	RECTANGLE NO.	KHASRA	AREA
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Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 

M/s Galaxy Magnum Projects Private Limited

For Galaxy Magnum Projects Pvt. Ltd.

Authorized Signatory

				KANAL	MARLA
176/90	257	34	12	4	0
176/90	257	34	17	8	0
173/88 (min)	254	34	2	8	0
173/88 (min)	254	34	9	8	0
173/88 (min)	254	34	23	8	0
173/88 (min)	254	34	24	8	0
Total				44	0

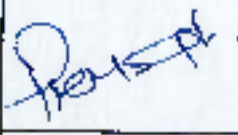
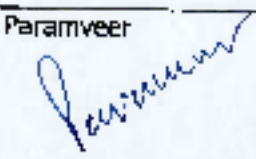
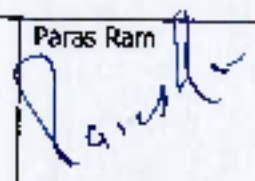
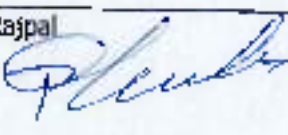
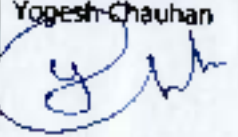
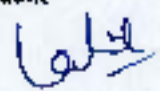
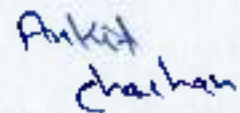
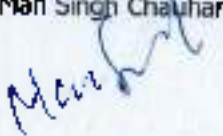
(Land of Owner Group 2)

KHEWAT	KHATONI	RECTANGLE NO.	KHASRA	AREA	
				KANAL	MARLA
337/202	489	34	14	8	0
47/20 (min)	67	25	24	4	0
333	485	34	4	8	0
333	485	34	7	8	0
172/87	253	34	3	8	0
172/87	253	34	8	8	0
TOTAL				44	0
GRAND TOTAL (OWNER GROUP1 + OWNER GROUP 2)				88	0

- b. Pursuant thereto, the 'Owner Group 1' and 'Owner Group 2' on 21.05.2007 entered into an 'Agreement to amend Collaboration Agreement dated 14.11.2006' (hereinafter referred to as the "Amendment Agreement 1") to amend certain terms of Collaboration Agreement No. 1 including, *inter alia*, the change in description of land that was increased from 11 acres to 13 acres in the manner as clearly detailed below:

OWNER GROUP 1 (Joint Holding): Deepak: 145/825 (undivided share), Kuldeep: 229/825 (undivided share), Rajpal: 229/825 (undivided share) and Vinod: 222/825 (undivided share)

KHEWAT	KHATAUNI	KHASRA	AREA	
			KANAL	MARLA
173/88 (min)	254	34/2/2	2	16

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

173/88 (min)	254	34/9	8	0
176/90	257/207	34/12/1	4	0 (Contiguous to Khasra 34/9)
176/90	257/207	34/17	8	0
173/88 (min)	254	34/24	8	0
Total			30	16

OWNER GROUP 1 (Single Holding)- Ms. Pooja Sharma, Aadhar Card No. 5374-3910-4310 and PAN Card No. - GMYP51451P, wife of Shri Navdeep Sharma, resident of Sikokhra, Gurgaon, Haryana, 122001 (hereinafter referred to as "Pooja"); Khasra No. 34/2/1 and Mansingh: Khasra No. 34/23

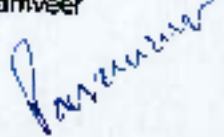
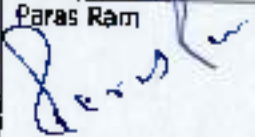
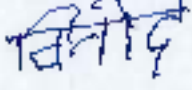
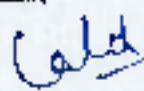
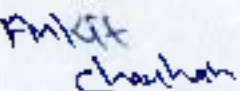
KHEWAT	KHATAUNI	KHASRA	AREA	
			KANAL	MARLA
173/88 (min)	254	34/23	8	0
173/88 (min)	254	34/2/1	5	4
Total			13	4

OWNER GROUP 2 (Joint Holding)- Prem Singh: 25% undivided share, Paramveer: 25% undivided share, Prem Raj: 25% undivided share and Parasram: 25% undivided share

KHEWAT	KHATAUNI	KHASRA	AREA	
			KANAL	MARLA
172/87 (min)	253	34/3	8	0
172/87 (min)	253	34/8	8	0
333	485	34/4	8	0
337/202	489	34/14	8	0
47/20 (min)	67	25/24	4	0 (Contiguous to Khasra 34/4)
333	485	35/20	8	0
333	485	34/7	8	0
Total			52	0

OWNER GROUP 2 (Single Holding)- Prem Singh

KHEWAT	KHATAUNI	KHASRA	AREA	
			KANAL	MARLA
176/90	257/207	34/18	8	0

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 

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For Galaxy Magnum Projects Pvt. Ltd.


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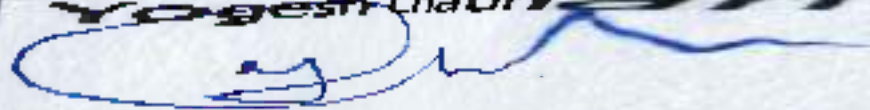
Prem Singh



Deepak Chauhan

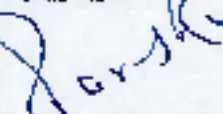
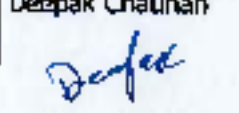
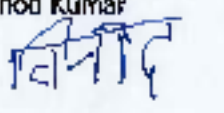
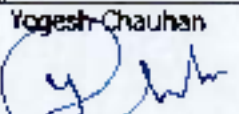
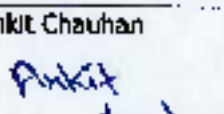
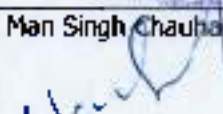
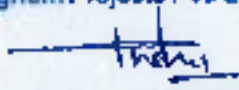


Yogesh Chauhan



approximately 1 acre comprised in Killa No.34, Khasra No.13 (B-0), situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana.

- f. **Mr. Harpreet Singh**, Aadhar Card No. 7444-4833-9563 and PAN Card No. - AIDPS1124L, Son of Shri Inderjit Singh, resident of 5 Southern Avenue, Maharani Bagh, New Delhi, Srinivaspuri, South Delhi, 110065 (hereinafter referred to as "Mr. Harpreet") and **Smt. Tejinder Kaur**, Aadhar Card No. 3558-5903-8814 and PAN Card No. - AJKPK2448M, wife of Shri Harpreet Singh, resident of D-12, Maharani Bagh, New Delhi, Srinivaspuri, South Delhi, 110065 (hereinafter referred to as "Smt. Tejinder"), both resident of D-12, Maharani Bagh, New Delhi - 110065 entered into a Collaboration Agreement dated 22.03.2007 with old developer ("**Collaboration Agreement No.3**"), for construction and development of the land admeasuring 5 Kanals and 6.66 Marla or approximately 0.666 acres comprised in Rectangle No.34, Khasra No.16, (which has been wrongly mentioned as Khasra No. 19 in the Collaboration Agreement dated 22.03.2007) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana.
- g. (i) Mr. Harpreet and (ii) Smt. Tejinder entered into a Collaboration Agreement dated 22.05.2007 with old developer ("**Collaboration Agreement No.4**"), for construction and development of the land admeasuring 2 Kanals and 13.34 Marla or approximately 0.333 acres comprised in Rectangle No.34, Khasra No.16, (which has been wrongly mentioned as Khasra No. 19 in the Collaboration Agreement No. 3) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana.
- (The expressions 'Collaboration Agreement No.1', 'Amendment Agreement 1', 'Collaboration Agreement No.2', 'Amendment Agreement 2', 'Collaboration Agreement No.3' and 'Collaboration Agreement No.4' shall hereinafter collectively be referred to as the "**said Collaboration Agreements**").
- h. Pursuant to an application filed by the Land Owners, the Other Land Owners (defined hereinafter) and old developer, License No. 90 of 2011 dated 30.09.2011 (hereinafter referred to as the "**License**") has been granted by the District Town and Country Planning, Gurugram, Haryana (hereinafter referred to as the "**DTCP**") to Deepak, Kuldeep (now deceased leaving behind Urmila, Yogesh, Lalit and Ankit as his Class I

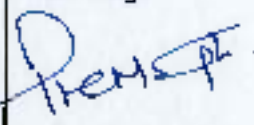
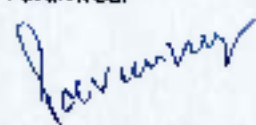
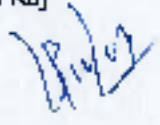
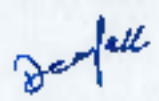
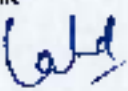
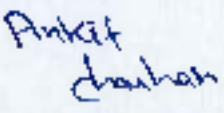
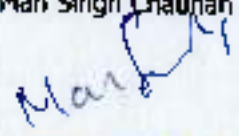
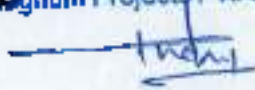
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
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legal heirs), Rajpal, Vinod, Man Singh, Prem Singh, Paramveer, Premraj, Paras Ram, Suresh Kumar, Pooja, Smt. Tejinder & Mr. Harpreet, c/o old developer to develop an IT Park in Begumpur Khatola, Sector-74, Gurugram – Manesar Urban Complex for land cumulatively admeasuring of 14.506 acres (hereinafter referred to as the "Licensed Land"). The details of the Licensed Land and ownership of the Land Owners is more clearly detailed in the table attached herewith as **Schedule I**.

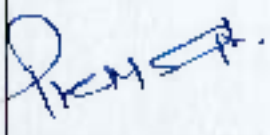
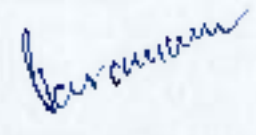
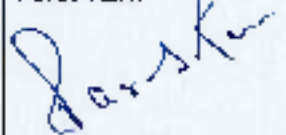
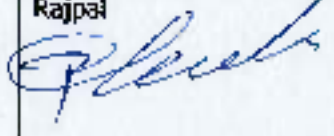
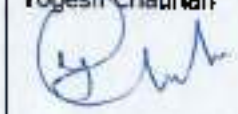
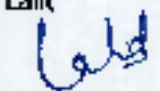
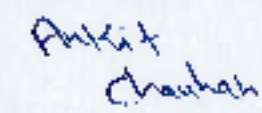
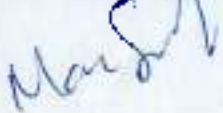
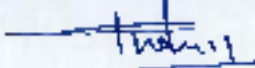
- i. After the Issuance of the said License, the following land parcels have been acquired by the DTCP for construction of 84-meter-wide sector road (hereinafter referred to as "Land Acquired for Road"):

RECTANGLE NO.	KHASRA	AREA	
		KANAL	MARLA
35	20 min west	1	8
34	16	3	2
TOTAL LAND ACQUIRED FOR ROAD		4	10

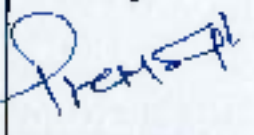
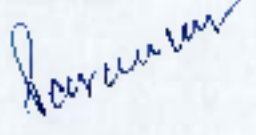
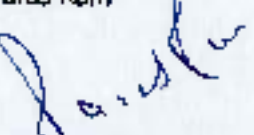
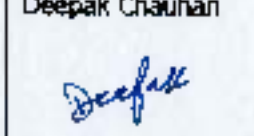
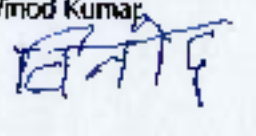
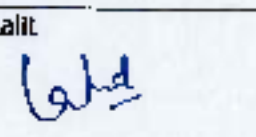
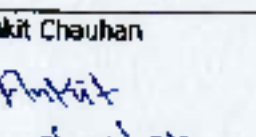
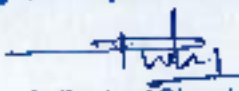
- j. After Issuance of License No.90 of 2011, the Land Owners and, or, previous developer have (i) not obtained any permits, permissions and Approvals, (ii) not undertaken any construction or development, of any nature whatsoever, (iii) not created any third-party rights and, or, any Encumbrance, of any nature whatsoever; in respect of the Licensed Land, the IT park / project to be developed on the Licensed Land and, or, any part thereof.
- k. DTCP vide its letter dated 02.08.2018 to old developer rejected the said License No.90 of 2011. Thereafter, Deepak, Rajpal, Man Singh, Prem Singh, Suresh Kumar, and Pooja filed a letter / application with DTCP for surrender of said License No.90 of 2011 and cancellation of all agreements and documents executed by them.
- l. A letter dated 17.02.2020 bearing memo no. STP (G) 2020/11 was written by Senior Town Planner, Gurugram Circle, Gurugram to the Deputy Commissioner, Gurugram in respect of cancellation of License No. 90 of 2011. As per the said letter dated 17.02.2020, certain EDC and IDC dues were required to be paid to the government under Section 10A of Haryana Urban Development Act.

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
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- m. A letter dated 26.02.2020 bearing memo no. 4023 was issued by Collector, Gurugram to Tehsildar, Gurugram in respect of RC No. 2349 of 2020 dated 25.02.2020 for recovery proceedings of EDC/IDC dues as arrears of land revenue.
- n. A letter dated 05.10.2021 was sent by land owners / old developer to DTCP to surrender the said License no. 90 of 2011 dated 30.09.2011.
- o. A letter dated 22.08.2023 was sent by old developer to Director General, Town and Country Planning, Haryana Chandigarh, for providing its consent with regards to introduction of a new entity as developer for the development of the Licensed Land.
- p. An application dated 28.08.2023 was filed by the Land Owners to the DTCP requesting for change of developer in favour of new developer (i.e., Developer herein) for the Licensed Land.
- q. Subsequently, a letter dated 28.08.2023 was sent by the Developer herein to Director General, Town and Country Planning, Haryana Chandigarh providing its consent for grant of permission for change of developer in its favour in respect of the Licensed Land.
- r. Thereafter, Pooja, Suresh, Mr. Harpreet, Smt. Tejinder (hereinafter referred to as "Other Land Owners"), the Land Owners herein and old developer have executed a cancellation agreement dated 31.08.2023 ("Cancellation Agreement") for cancellation of the said Collaboration Agreements and all other documents, writings, communication etc. The said Cancellation Agreement is registered as Document No. 174 in Book No. 4, Jild No. 4, on page 64.5 and additional copy of which is pasted on Book No. IV, Jild No. 25 on pages 27 to 31 on 31.08.2023, in the office of Sub-Registrar, Kadipur, Gurugram.
- s. Pursuant to the application filed by the land owners for grant of change of beneficial interest/ change of developer in respect of the said License, the DTCP vide its order dated 02.02.2024 refused to entertain the request made by the land owners and dismissed the said application and asked the land owners to approach the competent authorities for seeking any other relief.

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
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M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd  Authorised Signatory			

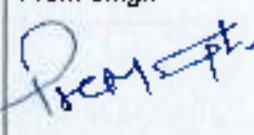
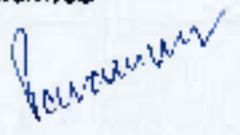
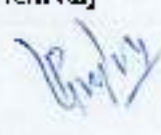
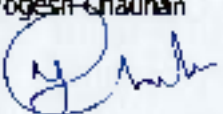
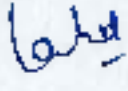
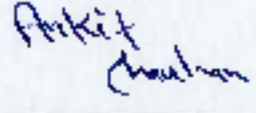
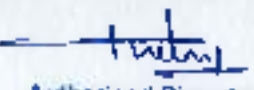
- t. Subsequently, the land owners filed an appeal no. 05 of 2024 dated 16.02.2024 for setting aside the said DTCP order dated 02.02.2024 and for setting aside order dated 02.08.2018 vide which the License was cancelled. During the proceeding, the Additional Chief Secretary to Govt Haryana, Town & Country Planning Department observed that the change of developer request was declined by DTCP only on two grounds i.e. (i) License is cancelled and (ii) outstanding on account of EDC and IDC is pending for which proceedings as arrears of land revenue are pending and that the DTCP is not taking over the project as per the provision of Rule 19 of the Rules, 1976 as there is no third party right created and the department is only concerned with recovery of its dues. In the said appeal, the Additional Chief Secretary to Govt Haryana, Town & Country Planning Department held that, the order dated 02.08.2018 is set aside and the License is restored conditionally and the appellants themselves or through new developer shall pay all the outstanding dues to the department within one month from today and rectify the other deficiencies mentioned in rejection order as per prevalent policy and on payment of dues by the appellants or new developer, as the case may be, and rectification of deficiencies, the department is directed to consider the request for change of developer as per rules.
- u. As per the letter bearing memo no. LC-1515-Vol-II/Asstt. (RK)/ 2024 issued by District Town Planner (HQ) for Director, Town & Country Planning, Haryana, Chandigarh to the land owners, certain conditions are required to be fulfilled for restoration of License and change of developer.
- v. The Licensed Land is free from all sorts of encumbrances including, but not limited to, prior agreement for sale, mortgage, gift, Will, litigations, liens, disputes, lease, loan, surety, security, injunction, stay order, notice of acquisition or requisition, governmental claim, land of archaeological interest, attachments, family & religious disputes, order of attachment by the income-tax authorities and wealth tax attachments or any other authority, third party right, or any other registered or unregistered encumbrances, of any nature, howsoever and whatsoever (hereinafter collectively referred to as the "Encumbrances");

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
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w. Save and except the outstanding EDC and IDC dues in respect of the said License, the Land Owners have full right, absolute authority to sell, dispose-off, transfer or enter into joint development arrangement, collaboration agreement, etc. with respect to the Licensed Land in whole or in parts, and no one else except the Land Owners have any right, title or interest in the Licensed Land (as defined hereinafter).

- II. **AND WHEREAS**, the Land Owners have approached the Developer to design, develop, construct, market, advertise, book, launch, sell, lease, license, transfer etc. an IT park / project or any other development as the Developer may in its sole discretion deem fit ("Project") on land admeasuring approximately 54 Kanal 18 Marla (i.e., approximately 6.8625 acres) situated at Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana as more clearly detailed in the table attached herewith as **Schedule II** and depicted in orange colour in the plan attached herewith as **Annexure I**, (hereinafter referred to as "Project Land").
- III. **AND WHEREAS**, the Developer, relying on the representations and warranties of the Land Owners, has agreed to design, develop, construct, market, advertise, book, launch and sell the Project on the Project Land, subject to the fulfillment of Conditions Precedent (as set out in Clause 3 of this Agreement) and other terms and conditions contained herein.
- IV. **AND WHEREAS**, after mutual negotiations held between the Parties, the Parties have decided to reduce in writing the agreed terms and conditions agreed between the Parties (i) for grant of the Development Rights (as defined hereinafter) to the Developer in respect of Development and Implementation of the Project on the Project Land, and (ii) their principal roles and responsibilities in respect of the construction, Development, and marketing of the said Project and Project Land, and sale, transfer, allotment, etc. of the areas in the said Project and Project Land; subject to the terms and conditions agreed herein between the Parties.

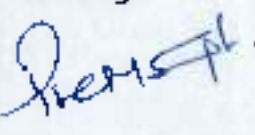
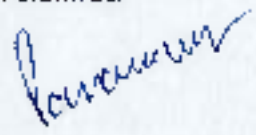
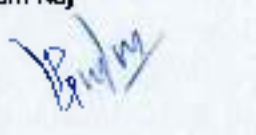
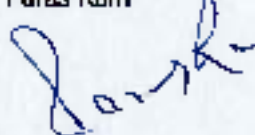
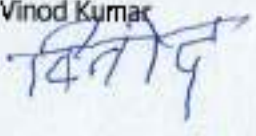
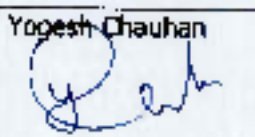
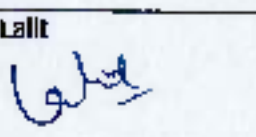
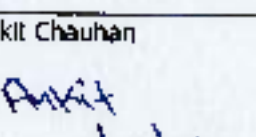
NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH IN THIS AGREEMENT AND OTHER GOOD AND VALUABLE CONSIDERATION (THE RECEIPT AND ADEQUACY OF WHICH

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

ARE HEREBY MUTUALLY ACKNOWLEDGED), THIS AGREEMENT HEREBY RECORDS THE UNDERSTANDING AND AGREEMENT OF THE PARTIES AND WITNESSED AS BELOW:

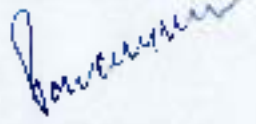
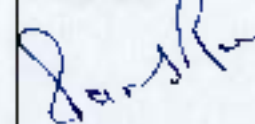
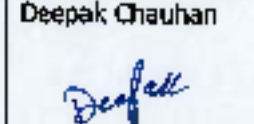
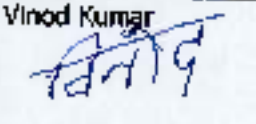
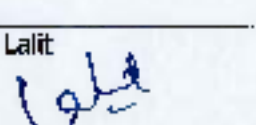
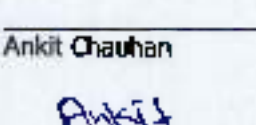
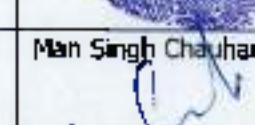
1. Arrangement for Development of Project Land

- 1.1 The Land Owners hereby irrevocably, transfer, grant, sell, convey and assign to the Developer, and the Developer hereby acquires from the Land Owners, the irrevocable, non-terminable, non-cancellable and exclusive rights in respect of the Project, Project Land, ground coverage, project density, FAR and FSI permissible on the Project Land including Green FSI, TDR, TOD FSI etc., along with all rights, entitlements, benefits, interests, easements, titles, privileges appurtenant thereto, free from any and all Encumbrances including the rights of planning, designing, Development and construction, marketing, launch, operation, management and like of the Project and Project Land etc., to sell, assign, convey, transfer, lease, license, disposal, monetization, etc., the saleable areas in the Project including Developer's Allocation in the Project and the Project Land, and the rights, title, and entitlements as more particularly described under **Schedule III** attached herewith (hereinafter collectively referred to as the "**Development Rights**").
- 1.2 Simultaneous to the execution of the Agreement, the Land Owners have hand over the vacant, peaceful, physical and exclusive possession of the Project Land to the Developer. Hereinafter, the Developer shall have exclusive possession of the Project Land and shall be absolutely entitled to continue with the Development (as defined hereinafter) of the Project on it, directly or through its group companies, affiliates, associates, nominees, agents, architects, consultants, representatives, contractors, and/ or assigns.
- 1.3 The Land Owners hereby transfer, grant, sell, convey and assign in favour of the Developer all their rights, title, interest and entitlement in the Project Land which shall be exercisable by and vest with the Developer, and that the Land Owners agree and undertake that they/each of them shall not disturb, interfere with or interrupt the development and construction activities including conceptualization, planning, designing, implementation, construction, execution, coordination, marketing, promoting, communicating, branding, launch, etc. of the Project and Project Land, and sale, assignment, transfer, allotment etc. of saleable areas in the Project including Developer's Allocation in the Project and Project Land and other activities to be carried out by the Developer on the Project Land

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Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited  Authorized Signatory			

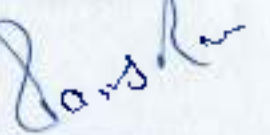
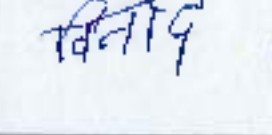
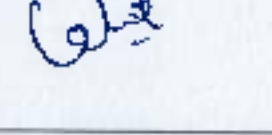
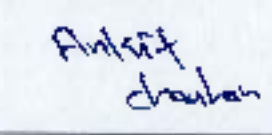
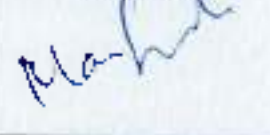
("Development"). The Parties agree that, hereinafter the Development Rights, Project FAR and FSI, Project ground coverage, Project density irrevocably and exclusively vest in the Developer, and the Developer has the irrevocable rights to deal with the same in the manner it deems fit and proper. The Land Owners hereby agree and undertake not to disturb, interfere with or interrupt the Development and construction activities to be carried out by the Developer on the Project Land and utilization of the Project FAR and FSI, Project ground coverage, and Project density on the Project Land; and, or, commit any act or omission that may result in stoppage or delay or any hindrance of, or are detrimental to, or jeopardizes the Development of the Project and other developments and constructions to be undertaken by the Developer on the Project Land or any of the Development Rights of the Developer.

- 1.4 The Parties agree that henceforth, the Developer shall be entitled to exercise all rights, title, interest, entitlements and benefits including all acts, deeds and things that may be required for the exercise of the Development Rights and all acts, deeds and things that may be required for the Development of the Project on the Project Land, and the Developer shall have irrevocable rights to deal with the same in the manner as may be deemed fit by the Developer.
- 1.5 The Parties agree that henceforth, the Developer shall have the right to sign, execute all applications, plans, specifications, affidavits, undertakings, indemnity deeds and documents, and apply for and obtain all approvals, licenses, permissions, clearances, NOC (no objection certificates), exemptions, sanctioned plan, etc., as may be required, in respect of the Project in its name or in the name of the Land Owners (if required), including, without limitation, environmental clearances, fire scheme approvals, clearances from Airports Authority of India, mining approval, completion certificate, occupancy certificates, zoning and layout plans, change of land use, power, water connection, electricity supply, drainage connection, sewages, telephone, gas, storm water drains, boundary walls, and all other common areas and facilities and other services, utilities etc., and their renewals and modifications ("Approvals") in respect of the Development of the Project and exercise of Development Rights by the Developer. The Land Owners hereby agree and undertake to render all assistance including, to execute and register and provide all such documents including, but

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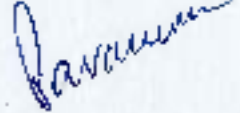
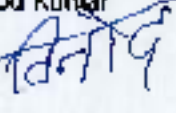
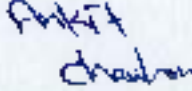
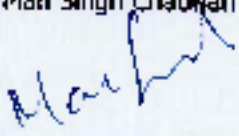
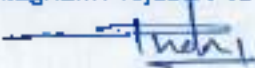
not limited to, the applications, undertakings, affidavits, forms, agreements, etc. as may be required for obtaining the necessary Approvals.

- 1.6 The Land Owners shall simultaneously with the execution of this Agreement, execute and register general power of attorney ("GPA") and special power of attorney ("SPA") in favour of the Developer to appoint the Developer and/or its nominees as their legally constituted attorney for exercising the Development Rights and other rights and entitlements in respect of the Project and the Project Land, and for the sale/ transfer of the said Land in favour of the Developer/ its nominee(s). The Land Owners do hereby acknowledge that the SPA, and GPA is granted for consideration, the receipt and sufficiency of which is acknowledged hereby by them, and is irrevocable and shall be governed by the provisions of Section 202 of the Indian Contract Act, 1872. The Land Owners hereby confirm that there is no requirement of any consent/ reference to them for exercising the power and rights granted to the Developer under the SPA and the GPA. The actions and deeds of the Developer pursuant to the SPA and GPA shall be valid and binding on the Land Owners without any requirement of any ratification of the same by the Land Owners. The Developer shall be entitled to delegate any or all of the powers and authorities under the SPA, and GPA to any of its Affiliates, authorized employees or representatives in relation to the Project. The Land Owners agree and acknowledge that they do not have any right to cancel, revoke or modify the SPA, and GPA.
- 1.7 The Project shall be branded, named, launched, marketed and sold as per the project name / brand decided by the Developer. The marketing and promotion schemes and strategies including the design of all marketing and selling materials in respect of the Project will be solely prepared and finalized by the Developer.
- 1.8 Notwithstanding anything contrary contained herein, the Developer shall be solely entitled to decide the selling price, lease / license rentals etc. of all the saleable area / units in the Project. Neither Party shall sell, lease, license, assign or transfer the saleable area forming part of their respective allocations at a price which is below the then prevailing price decided by the Developer unless otherwise mutually agreed between the Parties.
- 1.9 All applications, registration forms, allotment letters, agreement to sell and/ or any other documents/ deeds to be used for booking, allotment, sale, lease, license, assignment,

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transfer etc. of the saleable area in the Project shall be through a standard set of documents as prepared and finalized by the Developer. It is clarified that after receipt of occupation certificate / completion certificate for the entire Project, the Land Owners shall be entitled to sell / transfer the area forming part of Land Owner's Allocation as per the drafts of transfer documents finalized by the Land Owners subject to applicable laws.

- 1.10 The Land Owners hereby agree and confirm that the Developer shall be entitled to apply for and obtain LOI and/or license in respect of any additional land parcel, either on a standalone basis or as a part of the Project get combined zoning for the Project Land along with said additional land and other land parcels acquired by the Developer subsequently and obtain requisite Approvals as required under applicable laws in respect of the same. The Land Owners shall extend all cooperation and provide all support and assistance to the Developer for obtaining LOI, license and other Approvals for the additional land and Project Land.
- 1.11 The Developer shall have the sole and exclusive right and be entitled to construct, develop, market, etc. the Project and the Project Land and book, allot, sell, transfer, lease, license, assign etc. the saleable areas in the Project including Developer's Allocation in the Project and the Project Land and/or implement any IT project and/or other development permissible under applicable laws on the Project Land as per the license and Approvals issued for the same either itself and/or in association / collaborations with any third party / person, and the Land Owners shall not create any objection or interference in this regard.
- 1.12 The Project shall be developed by the Developer at its own cost and expense, except as stated elsewhere in this Agreement.
- 1.13 Subject to Force Majeure Conditions, the Land Owners are not in breach of their obligations under this Agreement and fulfillment of the Conditions Precedents as set out in Clause 3 of this Agreement, the Developer shall use its best endeavours to (i) obtain sanction plan, all requisite Approvals for the start of construction of the Project within a period of 9 (Nine) months from the date of grant of permission by the DTCP for change of developer (COD) in favour of the Developer and removal of name of old developer from the License in respect of the Project, and (ii) carry out and complete the construction of the building/ tower falling to the Land Owner's Allocation and make an application for the grant of occupation

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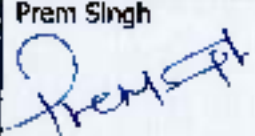
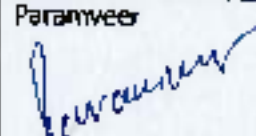
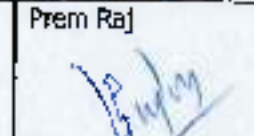
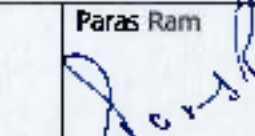
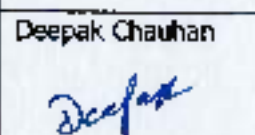
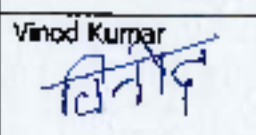
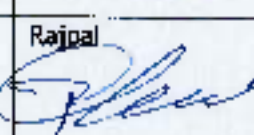
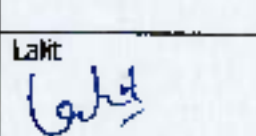
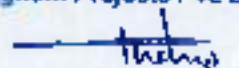
certificate of such building/ tower with competent authority within 4 (four) years from the grant of all requisite Approvals and RERA registration for the Project, plus 6 (six) months of grace period. In the event the Project is not completed within the above mentioned 4 (four) years plus grace period, the Land Owners and Developer shall mutually discuss and extend the timelines for the Project and the Developer shall pay to the Land Owners Rs. 10 (Rupees Ten only) per month per square feet of saleable area falling in Land Owner's Allocation as liquidated damages for the period of extension availed/ utilised by the Developer after expiry of the grace period.

1.14 It is hereby agreed between the Parties that the Developer shall make payment of outstanding amount of EDC and IDC in respect of the License for period prior to 31.03.2024 provided that the benefits available under Samadhan Se Vikas Scheme (valid as on the date of this Agreement) are available to the Developer in respect of such EDC and IDC dues. However, in the event the benefits under Samadhan Se Vikas Scheme are not available in respect of payment of outstanding amount of EDC and IDC in respect of the License, for any reason whatsoever, then the entire outstanding amount of EDC and IDC in respect of the License shall be shared by the Parties in their Sharing Proportion or such other proportions as may be mutually agreed between the Parties. In the event, either Party fail to pay their share of EDC/ IDC in timely manner, the other Party shall have the right but not the obligation to pay the same, and recover the same from defaulting party along with interest @ 18% (eighteen percent) per annum calculated from the date of payment by the Developer (collectively referred to as "Recoverable Amounts"), failing which the unpaid amounts can be adjusted from the defaulting party's allocation under this Agreement.

1.15 The Land Owners agree and confirm that any FAR/FSI granted / sanctioned by DTCP in respect of the Land Acquired for Road, for development as part of the Project, shall fall to the share of the Developer exclusively, and the Land Owners shall not have any right, interest, claim and, or, entitlement in respect of such FAR/FSI.

2. AREA SHARING, CONSIDERATION AND SECURITY DEPOSIT

2.1 Space Allocation

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2.1.1 The units / saleable area of the Project along with proportionate undivided, indivisible or impartible ownership rights in the land underneath and the Project Land, shall be shared by the **Land Owners** and the **Developer** in the following proportion ("**Sharing Proportion**"):

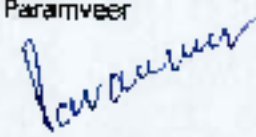
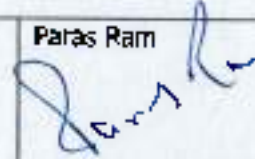
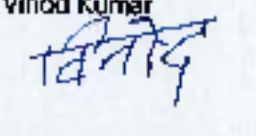
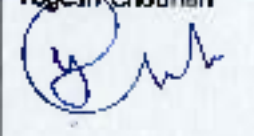
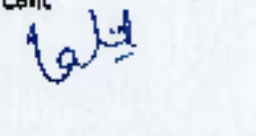
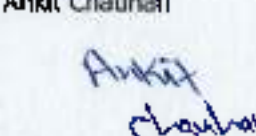
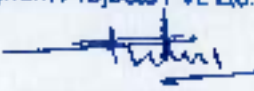
- (i) Land Owners: 33% (Thirty-three percent) of the saleable IT units, commercial units, parking spaces and other areas in the Project and Project Land (hereinafter referred to as the "**Land Owner's Allocation**") in the first phase of the Project subject to terms herein; and
- (ii) Developer: 67% (Sixty-seven percent) of the saleable IT units, commercial units, parking spaces and other areas in the Project and Project Land (hereinafter referred to as the "**Developer's Allocation**").

2.1.2 The location of units falling to the Land Owner's Allocation and Developer's Allocation shall be decided mutually by the Land Owners and Developer prior to launch of Project to the public for sale. It is clearly understood between the Parties that the specification and quality of material and workmanship of the units falling in the Land Owners' Allocation shall be similar in all respects to the units falling in the Developer's Allocation in the same building/ tower.

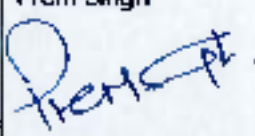
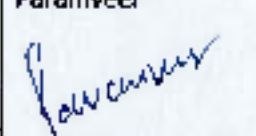
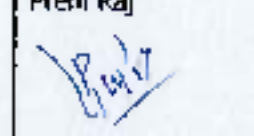
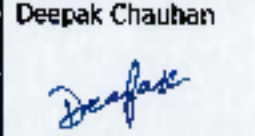
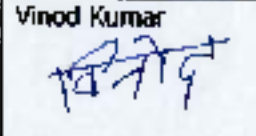
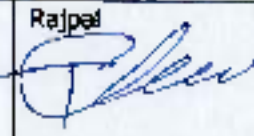
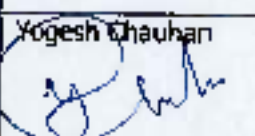
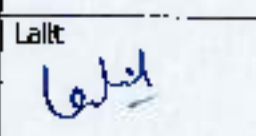
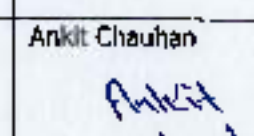
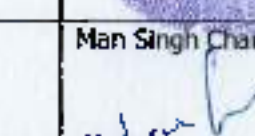
2.2 Non-Refundable Security Deposits

2.2.1 The Land Owners has already received from the Developer an amount of **Rs. 8,35,94,318/- (Rupees Eight Crore Thirty-five Lakhs Ninety-four Thousand Three Hundred Eighteen only)** as a one-time non-refundable security deposit ("**NRSD**" or "**Non-Refundable Security Deposit**"), subject to the terms herein. The Non-Refundable Security Deposit has been paid in the manner more clearly set out in **Schedule IV** attached herewith.

2.3 The Parties agree that, save and except the right to get allotment of Land Owner's Allocation as per Clause 2.1 above, the Land Owners shall have no monetary rights, interest, entitlement, benefit whatsoever in the said Project and the Project Land.

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- 2.4 The Land Owners agree that notwithstanding the Sharing Proportion, all benefits in respect of the mixed land use area, Transit Oriented Development ('TOD'), additional FAR, FAR/FSI for Land Acquired for Road etc. on the Project Land, shall be to the exclusive benefit of and shall exclusively belong to the Developer and shall form part of the Developer's Allocation, and the Land Owners shall not claim any share, right and, or entitlement in such mixed land use area, TOD, additional FAR, FAR/FSI for Land Acquired for Road etc. The Developer will bear and pay fees and charges for obtaining permissions and for development of such mixed land use area, TOD, additional FAR, etc.
- 2.5 Simultaneous to the Developer proceeding for allocation/ allotment of units falling to the Land Owner's Allocation to the Land Owners, the respective Land Owners shall be obligated to immediately execute and register the sale deed/ transfer deed, etc. for the Project Land or part thereof as may be required by the Developer in favour of the Developer, without any additional consideration or payment, and without any delay or demur. The Land Owners shall provide all requisite support, co-operation and assistance to the Developer and shall sign all such requisite documents and papers, as may be required by the Developer in this regard.
- 2.6 The Land Owners also agree and acknowledge that upon allocation/ allotment of units falling to the Land Owner's Allocation to the Land Owners, the Land Owners shall be left with no rights, interest, entitlement etc. in the Project Land and all rights, interest, entitlement, title, benefit etc. of the Land Owners in the Project Land shall be deemed to have been vested in the Developer automatically, without any further acts, deeds or thing. If required by the Developer, the Land Owners shall execute and register all deeds, documents, agreements and other instruments in favour of the Developer and/or its nominee, without any additional consideration.
- 2.7 The Land Owners shall be liable to bear and pay Goods and Service Tax ("GST") and other taxes in respect of the Land Owner's Allocation. Further, in case of booking, allotment, sale or transfer any units / saleable area falling in the Land Owner's Allocation prior to occupation certificate / completion certificate and, or, handover of physical possession of Land Owner's Allocation, then the Land Owners shall be liable to pay the EDC, IDC, GST, and other taxes and other statutory fees/ charges, pass through charges etc., in relation to

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such units / saleable area falling to the Land Owner's Allocation. Further, In the event the Developer is required to pay GST or taxes payable by the Land Owners, then the Land Owners shall be liable to repay / reimburse the same to the Developer with interest @ 12 (twelve) % per annum.

- 2.8 The Developer shall not be entitled to register any conveyance / sale deed in favour of any of its customers before offering handing over possession of the Land Owners' Allocation to the Land Owners/ its nominees, completed in all respect as per specifications agreed herein.
- 2.9 In the event of any delay in the payments payable by the Developer to the Land Owners as per timelines set out in this Agreement, the Land Owners shall be entitled to receive interest on such outstanding payment @ 12% (twelve percent) per annum from the date when the payment becomes due till the date the entire amount is paid in full.

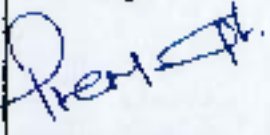
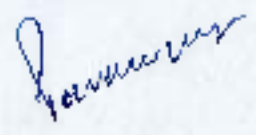
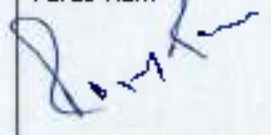
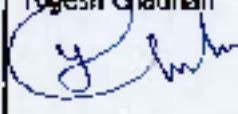
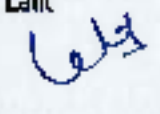
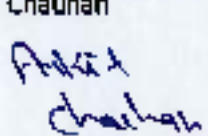
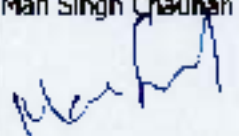
3. CONDITIONS PRECEDENT

- 3.1 The Parties agree and acknowledge that the obligations of the Developer under this Agreement to develop the Project Land, shall be subject to the fulfilment of conditions precedent set forth, to the satisfaction of the Developer:

- 3.1.1 Compliance of the conditions as listed by DTCP in its letter bearing memo no. LC-1515-Vol-II/Asstt. (RK)/ 2024 Issued to the land owners;
- 3.1.2 Approval from DTCP under applicable laws and BIP policy for change of developer (COD) over the Project Land, Licensed Land in the name of the Developer;
- 3.1.3 Removal of name of old developer as developer under the License in respect of the Project, Licensed Land and the Project Land; and
- 3.1.4 Grant of all necessary Approvals required for start of construction and Development on the Project Land.

4. CHANGE OF DEVELOPER AND TRANSFER OF LICENSE

- 4.1 The Land Owners shall file requisite application(s), undertaking(s), affidavit(s), agreement(s), document(s), etc. for (i) change of developer from old developer to the Developer under the said License, or (ii) assignment of the joint development rights over the

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Project Land in favour of the Developer by way of obtaining BIP permission/approval from the competent authorities under the applicable laws and BIP policy; as may be required by the Developer at its sole option.

- 4.2 The Land Owners shall provide all requisite support, co-operation and assistance to the Developer and shall sign all such requisite documents applications, undertakings, affidavits, forms, agreements, papers, etc. as may be required by the Developer for obtaining the Approvals mentioned In Clause 4.1 above in the name of the Developer In respect of the Licensed Land and Project.

5. REPRESENTATIONS, WARRANTIES AND COVENANTS

- 5.1 Each of the Parties hereby represent and warrant to the other Party that:

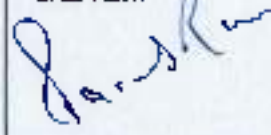
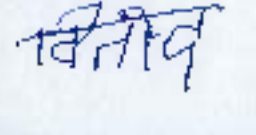
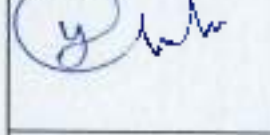
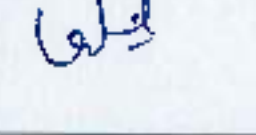
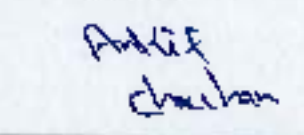
5.1.1 It has the full power and authority to enter into, execute and deliver this Agreement and any other deeds, documents or agreements, including the GPA, SPA, development agreements and consents, contemplated hereunder or pursuant hereto and to perform the transaction contemplated hereunder, and in case of a company, the same is duly incorporated or organized with limited liability and existing under the laws of the jurisdiction of its Incorporation.

5.1.2 The execution and delivery of this Agreement and the performance of the transaction contemplated herein has been duly authorized, by all necessary corporate actions, in case of a company.

5.1.3 This Agreement constitutes a legal, valid and binding obligation on the Party, enforceable against it in accordance with its terms.

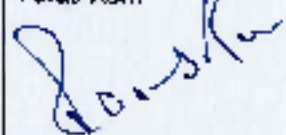
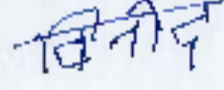
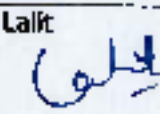
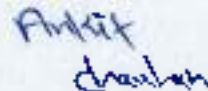
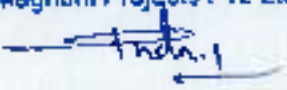
- 5.2 The Land Owners hereby, jointly and severally, represent and warrant to the Developer that:

5.2.1 They shall not directly or indirectly or through any person/entity, acting under or through them, do, any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by the Developer, and, or, (ii) whereby, the sale, transfer, conveyance of the unit(s)/ areas of the Project or grant and assignment of the Development Rights or

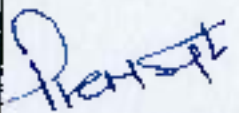
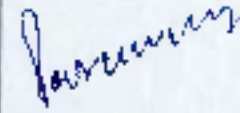
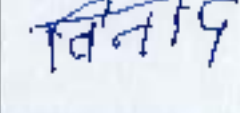
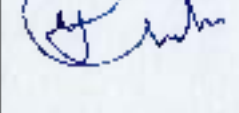
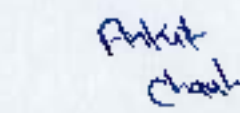
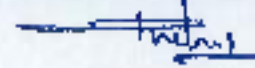
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the rights of the Developer in respect of the Project and the Project Land, the FSI and the Development Rights are prejudicially affected.

- 5.2.2 All taxes (including property taxes corporation and non-agricultural taxes), liabilities, duties, cess, demands, damages, levies, charges, rents, demands, claims, revenue, cesses, penalties, payment(s) for renewal of license, and all other dues and outstanding towards any statutory or governmental authority and, or, any other third party / entity / person in respect of the Project Land ("**Dues and Charges**") pertaining to period prior to the Execution Date of this Agreement has been paid in full, and there are no outstanding Dues and Charges in respect of the Project Land save and except the outstanding EDC and IDC.
- 5.2.3 All Dues and Charges payable to any third party/authorities in respect of the Licensed Land, said License, Project and, or, the Project Land for period prior to execution and registration of this Agreement in favour of the Developer/its nominees, shall be the sole responsibility of the Land Owners and the same shall be settled, cleared and paid-off by the Land Owners, without any liability on the Developer. In case any Dues and Charges are not cleared / paid-off by the Land Owners, then the Developer / its nominees shall be entitled to clear/pay-off such outstanding Dues and Charges and adjust / deduct the amount paid / incurred by it from the amounts payable to the Land Owners under this Agreement. The Land Owners shall keep the Developer fully indemnified for any responsibility and liability that may accrue upon the Developer on such account.
- 5.2.4 As on the Execution Date, neither of them nor the old developer has, either directly or indirectly, enter into any arrangement, understanding, agreement, memorandum of understanding, letter of intent, heads of agreement, documents, etc., and, or, create any Encumbrance or third-party rights, of any nature whatsoever, in respect of the Project Land, project under License No.90 of 2011 or any part thereof.
- 5.2.5 Old developer, its nominees, assignees, transferees, etc. have been left with no rights, title, interest, entitlements, claims, demands, causes, causes of action, liens, charges, etc., of any kind whatsoever, in respect of the Licensed Land, said License, Project and, or, the Project Land and/ or against the Land Owners.

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- 5.2.6 Save and except as disclosed herein, no notice for acquisition has been issued in respect of any portion of the Project Land nor has any portion of the said Project Land been acquired under the Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, or any other applicable laws.
- 5.2.7 The Project Land is neither the subject matter of any Hindu Undivided Family / HUF nor does it belong to a Joint Hindu Family and no part of the Project Land is owned by any minor and/ or no minor has any right, title, interest and claim or concern of any nature whatsoever on the Project Land, or any part thereof.
- 5.2.8 No notice with respect to any non-compliance or violation of the applicable laws and, or the Approvals on the Project Land has been received by the Land Owners.
- 5.2.9 No income tax demand / assessment order / notice and or proceedings are pending in respect of the Project Land, project under License No.90 of 2011 or any part thereof.
- 5.2.10 There are no encroachments on the Project Land and the Land Owners have not created any third-party rights of any nature whatsoever on the Project Land, or any part thereof either as lessees, licensees, trespassers or squatters.
- 5.2.11 There is no prohibition on carrying out construction/ development on any part of the Project Land subject to approvals to be obtained as and when required from the relevant authorities.
- 5.2.12 There are no court orders or any orders/ directions from any statutory or governmental authority (ies) or any other person, which may have an adverse effect on the ownership of the Project Land or on the contemplated transaction under this Agreement and there is no impediment of any nature for the transfer, assignment, conveyance, sale, grant, mortgage, Encumbrance or any other manner exploitation/ monetization of the Project Land, the Project Land current density and the Project density.
- 5.2.13 There have not been and there are no litigations, disputes, legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims,

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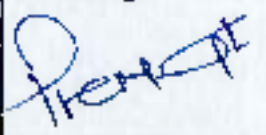
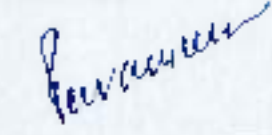
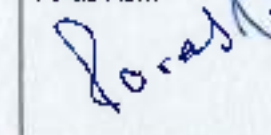
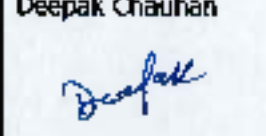
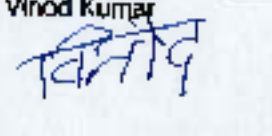
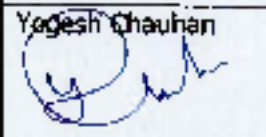
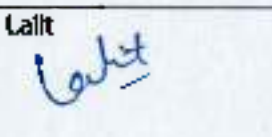
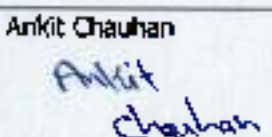
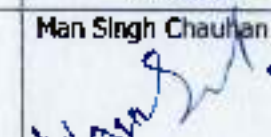
actions or governmental investigations of any nature pending or, threatened against or with respect to the Project Land.

5.2.14 That there are no HT/LT lines, underground storage tanks, drains, sewers, cables, water pipes, gas pipes, passing through or over the Project Land. There is no well, nallah running currently through any part of Project Land. No part of the Project Land falls under the National Conservation Zone. There are no monuments/ ASI restrictions in or around the Project Land.

5.3 The Land Owners agree and undertake that from the Execution Date of this Agreement in favour of the Developer and/or its nominee(s), the Land Owners shall not directly or indirectly (i) initiate, solicit or consider, whether directly or indirectly, any offers or agreements from any third party, and /or enter into any arrangement or agreement of any nature whatsoever for raising any construction or development on the Project Land in any manner whatsoever and, or, for sale/ transfer or disposal of the Project, the Project Land, Project FSI, ground coverage, density, (or any rights or entitlements, including any Development Rights) in any manner whatsoever with any other person/entity; (ii) enter into any arrangement or agreement of any nature whatsoever for sale/ transfer or disposal of the Project Land, the Project, Project FSI, ground coverage, density, and, or, the Development Rights in any manner whatsoever with any other person/entity; (iii) negotiate or discuss with any third party the financing, transfer, mortgage of the Project Land, the Project, Project FSI, ground coverage, density and, or, the Development Rights in any manner whatsoever; (iv) disclose any information pertaining to this Agreement or the Project Land, the Project, to any other person other than as may be required for compliance with any law or government/quasi government order for the time being in force; and, or, (v) create any Encumbrance on the Project Land, Project.

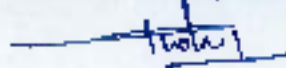
6. SALES AND MARKETING RIGHTS

6.1 The Project shall be branded, named, launched, marketed and sold by the Developer exclusively. The Land Owners agree that the Developer shall be entitled to use and erect sign board(s) on the Project Land advertising for sale and disposal of the units / areas in the Project and to publish advertisements in the newspaper(s), magazine(s), website(s) and such other media seeking prospective purchaser/s and otherwise market the Project in any

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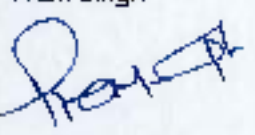
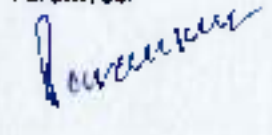
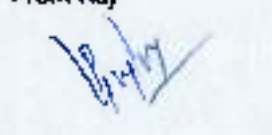
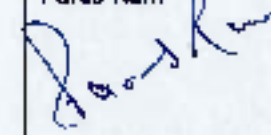
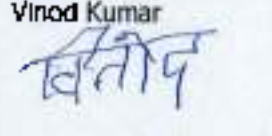
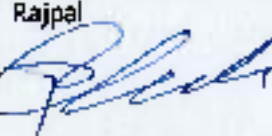
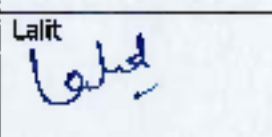
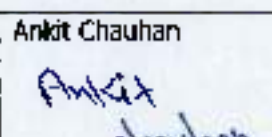
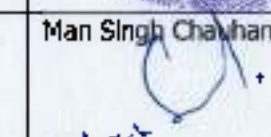
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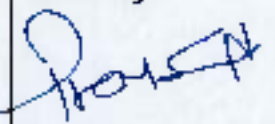
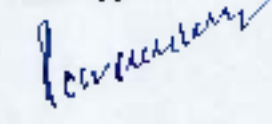
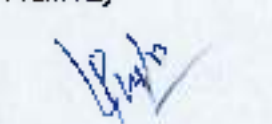
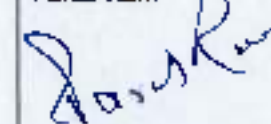
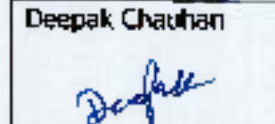
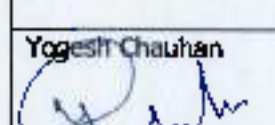
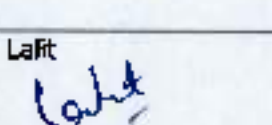
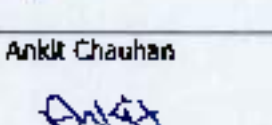
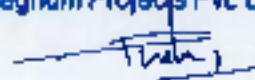
manner whatsoever, in accordance with applicable laws. The design of all marketing and selling materials will be at the discretion of the Developer. The layout of the components of the advertisement/ marketing materials etc. shall be in such formats as may be decided by the Developer. The Developer may, at its sole option, market the Project in phases or otherwise as determined by the Developer.

- 6.2 The Developer has the exclusive right to launch the Project, and sell, convey, transfer, lease, license dispose, monetize the Project or the units/ areas forming part of the Project including Developer's Allocation, in such manner and on terms, as may be deemed appropriated by the Developer.
- 6.3 The name and/ or identification numbers given to the buildings or portions thereof of the Project shall be displayed in a manner as may be decided by the Developer. The Land Owners shall not do any act or thing that may adversely affect the aesthetic appearance/ beauty of the constructions on the Project nor do anything which may cause nuisance or obstruction or hindrance to the purchasers of the units in the Project.
- 6.4 No signboard, hoarding or any other logo or sign shall be put up by the Land Owners on the buildings on the exterior of the buildings or on the outer walls of the buildings of the Project.
- 6.5 The Developer shall be free and entitled to allot, sell, convey, transfer, lease, license, dispose and monetize the Project and areas falling to the Developer's Allocation therein as per applicable law. The Developer shall be entitled to execute documents for such allotment, sale, conveyance, transfer, lease, license disposal, monetization of the entire built-up units/ carpet/ super/ saleable area in the Project and receive all amounts including the amounts towards the sale consideration/ allotment money/ advance consideration etc., in respect of all units, the Project and units / areas forming part of the Developer's Allocation. If requested by the Land Owners, the Developer shall also allot, sell, convey, transfer, lease, license, and dispose and to execute documents for such allotment, sale, conveyance, transfer, lease, license disposal, of the units / area forming part of the Land Owner's Allocation.

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- 6.6 The Parties hereby agree, undertake and acknowledge that, (i) all agreements, conveyance deeds, allotment agreements, builder buyer agreements, allotment letters, transfer deeds, sale deeds, lease deeds, license agreements, letters, documents, writing deeds and like for allotment, sale, conveyance, transfer, lease, license disposal, monetization of Unit, flat, apartment or any other space/ area in the Project; (ii) any other agreement or memorandum of understanding or letter of intent for sale, booking of any Unit, flat, apartment or any other space/ area in the Project; (iii) any other agreement or memorandum of understanding or letter of intent or letter or form to accept or receive any request for booking or allotment of sale/ lease/ license of any flat, apartment, unit or any other space/ area in the Project Land; and (iv) any power of attorney or indemnity bond or undertakings or other agreements which are ancillary to the agreements contemplated above, shall be prepared, amended and finalized by the Developer, and the uniform set of the documents so finalized/modified, by the Developer from time to time shall be used for the allotment, booking, sale etc. of all the units / areas in the Project. It is clarified that after receipt of occupation certificate / completion certificate for the entire Project, the Land Owners shall be entitled to sell / transfer the area forming part of Land Owner's Allocation as per the drafts of transfer documents finalized by the Land Owners subject to applicable laws.
- 6.7 The Land Owners shall provide all representations and warranties and requisite assistance and co-operation as may be required by the Developer in connection with the Project and proper execution and registration of the unit agreement(s) for transferring, selling, leasing, disposal and monetization of the units in the Project.
- 6.8 The Developer is hereby authorized to sign, execute, register and deliver, whether in its name or in the name of the Land Owners or on behalf of the Land Owners, all unit agreement(s) and other agreements to be executed by the Developer with any third party with respect to units / areas forming part of the Project including Developer's Allocation or any part thereof or the phase, including but not limited to purchasers for sale, transfer, conveyance, lease and monetization of the units / areas along with the undivided proportionate share in the Project Land comprised in such units / areas.

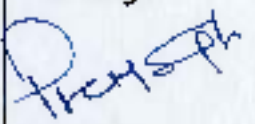
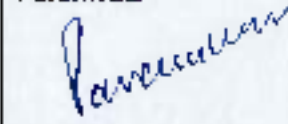
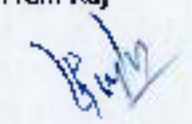
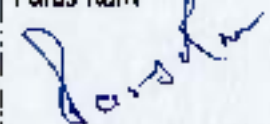
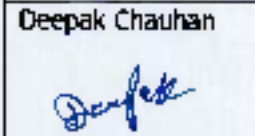
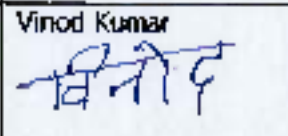
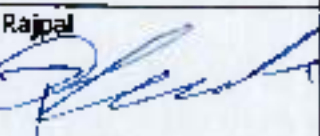
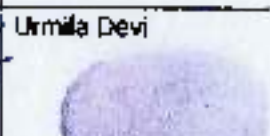
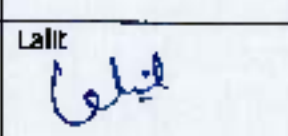
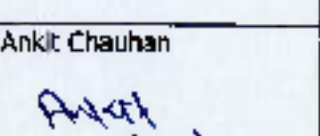
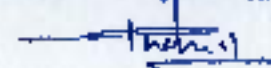
7. MORTGAGE

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Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
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- 7.1 The Land Owners hereby agree, undertake and acknowledge that the Developer shall have the right to create mortgage and, or, charge and, or, hypothecation, security, and, or, Encumbrance over the Developer's share in the Project Land and the Project, the Development Rights, charge over Developer's receivables from the Project; for the purposes of obtaining construction finance for the construction and Development of the Project, and, or, for submission of any bank guarantees/ securities to any authority in respect of the Project and, or, the customer financing for the purchasers of the units, areas in the Project with prior intimation to the Land Owners, in the manner and for the purpose the Developer deems fit and proper, without any obstruction and interference from the Land Owners.
- 7.2 The Land Owners hereby agree and acknowledge that the Developer has the Irrevocable right to execute and register all the documents, agreements, letters, undertakings, writings, letters, declaration, etc. including but not limited to mortgage deeds, memorandum of entry, declaration, guarantees, hypothecation deeds, loan agreements, debenture trust deed, debenture subscription agreements, trust deed, pledge, no objection certificates, declaration, affidavits, powers of attorney, etc. and the like, for and on behalf of the Land Owners as may be required to record or create such security/ mortgage/ Encumbrance/ charge/ lien, on behalf of the Land Owners without requirement of any consent of the Land Owners for any such lending/ financing or mortgages/ charges/ Encumbrance.
- 7.3 If requested by the Developer, the Land Owners shall execute and register all the documents, agreements, letters, undertakings, writings, letters, declaration, etc. and the like that may be required by the Developer for any such lending/ financing or mortgages/ charges/ Encumbrances. The Developer agrees that repayment and release of such mortgage and, or, charge and, or, hypothecation, security, and, or, Encumbrance, shall be the sole liability and responsibility of the Developer.

8. PROJECT ACCOUNTS

- 8.1 The Parties agree that the Developer shall be solely entitled to open, maintain and operate all bank accounts opened by it in respect of the Project including bank accounts required to be maintained for the Project under RERA. The Land Owners shall be responsible for

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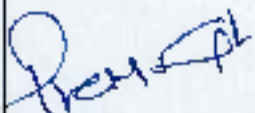
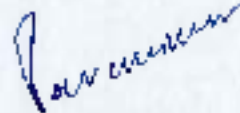
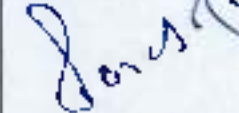
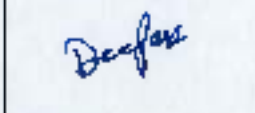
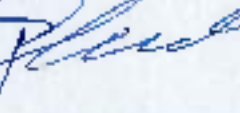
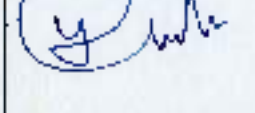
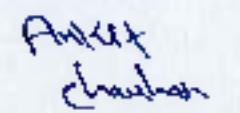
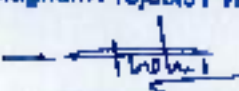
compliance with the applicable provisions under the Real Estate (Regulation and Development) Act, 2016, and other rules, regulations thereunder, including operation of bank accounts, if applicable, in respect of area forming part of Land Owner's Allocation.

9. INDEMNIFICATION

9.1 Each Party ("Indemnifying Party") hereby agree and undertake to indemnify, defend and hold the other Party ("Indemnified Parties") harmless and indemnified to the fullest extent permitted by applicable laws, from and against any and all losses, liabilities, claims, demands, suits, actions, damages, proceedings, settlements, penalties, judgments, taxes, expenses and the like ("Losses") which the Indemnified Parties may bear, incur, suffer due to any reason arising out of or in connection with (i) any mis-representation, inaccuracy in or breach of any representations and warranties under this Agreement; and/or (ii) breach of covenant or obligation undertaken to be performed by the Indemnifying Party under or pursuant to this Agreement.

10. FORCE MAJEURE

10.1 Notwithstanding anything to the contrary contained herein, if the performance of certain obligations of this Agreement by any Party is prevented, in whole or in part, due to any unforeseen event or situation beyond the reasonable control of the affected Party including but not limited to enemy action (whether war be declared or not); acts of God including fire (including fire resulting from implosion / explosion), lightning, drought, flood, storm, cyclone, earthquake (including earthquake shock and fire), pandemic, epidemic, lockdown and any other natural disasters, accidents and calamities; aircraft crashes (including impact damage due to articles dropped from any aircraft, spaceship, satellite etc.); meteor impact damage; riots, strikes, slowdown, civil commotion, insurgency, military action, mutiny, militancy, terrorism and acts of terrorists; any statutorily or otherwise legally-imposed prohibitions and restrictions including directions, orders/notifications of any Court / Competent Authority with respect to the Project, Project Land or Approvals, any delay by Competent Authority to grant any Approval, any change or amendment in the applicable laws, imposition of code of conduct during Central or State elections and any event or circumstance similar or analogous to the foregoing ("Force Majeure Conditions"); the affected Party shall be excused from performing such of its obligations mentioned in this

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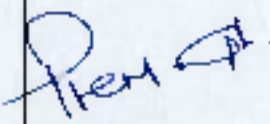
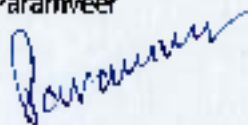
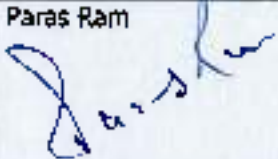
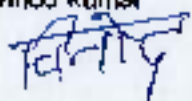
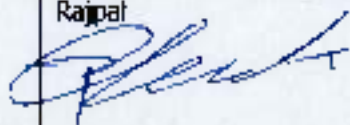
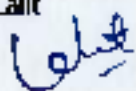
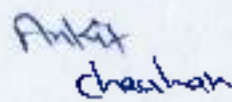
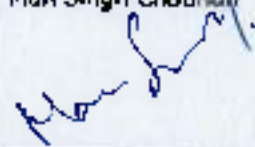
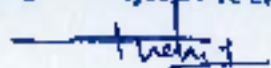
Agreement during and to the extent of the subsistence of any Force Majeure Conditions. Notwithstanding anything contrary contained in this Agreement, the Developer shall be entitled to extension of time for completion of Development of the Project equivalent to the period of delay due to any Force Majeure Conditions, i.e., during which such Force Majeure Conditions prevailed, without any liability, penalty or interest.

11. TAXES

- 11.1 Each Party shall be responsible for its own income tax liability for incomes received and, or, gains arising as a result hereof.

12. GENREAL PROVISIONS

- 12.1 The Developer shall be responsible for compliance of all the terms and conditions of license provision under Haryana Development and Regulation of Urban Areas Act, 1975 and Haryana Development and Regulation of Urban Areas Rules, 1976 till the grant of final completion certificate with respect to the Project or relieved of the responsibility by the DTCP, whichever is earlier.
- 12.2 The Parties shall abide by all the terms and conditions of the license granted by Director, Town & Country Planning, Haryana including all and/or any other condition imposed by Director, Town & Country Planning, Haryana from time to time thereafter.
- 12.3 Any change, modification or alteration or any amendment, whatsoever, in this Agreement shall be made only with mutual written consent of the Parties hereto before the grant of Letter of Intent/In-principle approval by Director, Town & Country Planning Haryana. However, upon grant of letter of Intent/ Licence, this Agreement is irrevocable and any change, alteration, modification, etc, in this Agreement shall be effected by the Parties only upon obtaining prior approval of the DTCP.
- 12.4 **Custody/ Safekeeping of Agreement and title documents of Project Land:** All original title documents and deeds in respect of the Project Land, the License, the additional license, and all other Approvals and Licenses in respect of the Project shall remain in the custody of the Developer.

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12.5 Public Notice: That from the date hereof, the Developer shall have right and authority to issue a public notice in any newspaper(s) to ascertain the title of the Land Owners. In case any claims/objections/lien are raised by any third party in respect of the Project Land then the same shall be settled by the Land Owners at their own cost and expenses, before any further payment to the Land Owners.

12.6 Assignment / Nomination: The Developer shall have the right to nominate and/or assign any or all of its rights, interest and/or entitlements under this Agreement in favour of one or more sister concerns, group companies, affiliates, associates etc. with the consent of the Land Owners which consent shall not be unreasonably withheld by the Land Owners. Provided that the Developer shall continue to be solely responsible for its payment obligations under this Agreement and all other documents contemplated to be executed pursuant to this Agreement.

12.7 Specific Performance: In the event either Party fails to fulfil its obligations under this Agreement, then the other Party shall, without prejudice to its other rights herein or under law or equity, be entitled to get this transaction specifically enforced through arbitration or courts by specific performance of this Agreement and terms contained herein, at the cost and expense of the defaulting Party.

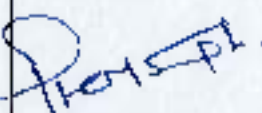
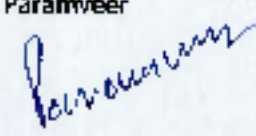
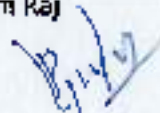
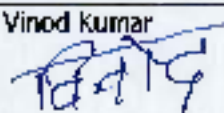
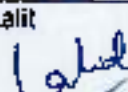
12.8 Notice: Any notices, requests, demands or other communication required or permitted to be given under this Agreement shall be written in English and shall be delivered in person, or sent by courier or by certified or registered mail, postage prepaid or transmitted by E-mail and properly addressed as follows:

In the case of notices to the Land Owners, to:

Attention: Mr. Prem Singh
Address: H.NO-70, Mohan Villa, Begumpur Khatola, Sector 74, Gurugram, Haryana, 122004
E-mail: premsingh1_0096@yahoo.co.in

In the case of notices to the Developer, to

Attention: Mr. Rajiv Poddar
Address: UG-01, Upper Ground Floor, Magnum Tower-I, Magnum Towers,

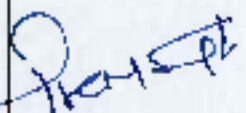
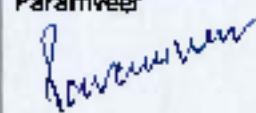
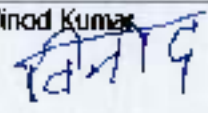
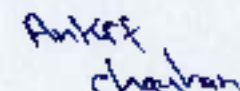
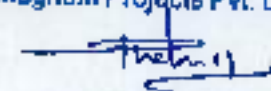
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M/s Galaxy Magnum Projects Private Limited			
For Galaxy Magnum Projects Pvt. Ltd.			
			
Authorized Signatory			

Sector 58, Golf Course Extension, Gurugram, Haryana-122011

E-mail: inden@galaxymagnum.com

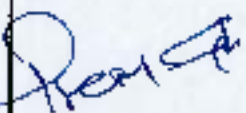
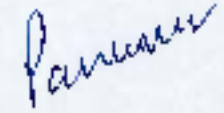
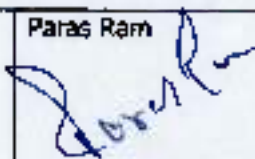
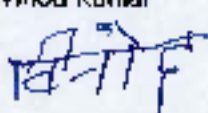
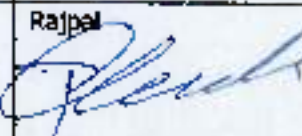
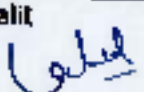
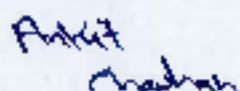
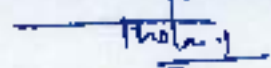
or at such other address as either Party may notify to the other Party in the manner provided in this Section. Any notice, request, demand or other communication delivered to the Party to whom it is addressed as provided in this section shall be deemed to have been given and received on the day of its receipt at such address.

- 12.9 In the event non fulfillment of the Conditions Precedent, any defect in the title, ownership or interest of the Land Owners and/ or their predecessors; any dispute / litigation between the Developer and the erstwhile sellers / land owners and, or, the Land Owners fails to or refuse or are not allowed to sell the land in favour of the Developer / its group companies for any reason whatsoever; and, or any mis-representation or breach of any covenant / obligation by any Land Owners under or pursuant to this Agreement; the Land Owners shall rectify the same within a cure period of 3 (Three) months from the date of notice by the Developer ("Cure Period") at their own costs and expenses. In the event the Land Owners fail to rectify the breach/ default within the Cure Period, then the Developer shall have the sole option to send a default notice to the Land Owners.
- 12.10 In the event the Developer sends a default notice to the Land Owners in terms of clause 12.9, then notwithstanding anything to the contrary contained herein, the Land Owners shall, jointly and severally, be liable to immediately repay to the Developer the entire amounts paid to the Land Owners; stamp duty and registration charges paid by the Developer on this Agreement; any amount paid by the Developer towards EDC, IDC, LDW, bank guarantees; and cost, expenses and charges incurred by the Developer in respect of the Project, Approvals, Project Land, and, or, on behalf of the Land Owners and/or old developer under this Agreement, along with interest @ 12% (twelve percent) per annum compounded quarterly within a period of 30 (thirty) days from the date of default notice. Till repayment of all amounts and interest by the Land Owners to the Developer, the Developer shall have a first charge and lien on the Project Land, and the Land Owners shall not deal, Encumber and, or, create any third-party rights with the same in any manner.
- 12.11 **Dispute Resolution and Arbitration:** If the dispute(s) is/are not resolved by the discussions between the Parties within a period of 30 (Thirty) days from the date of dispute,

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then either Party shall be entitled to refer the dispute to arbitration for adjudication by sole arbitrator, to be appointed as mutually agreed by the Parties, and in the absence of mutual agreement, by the court of competent jurisdiction. The arbitration proceedings shall be conducted as per Arbitration and Conciliation Act, 1996 as amended from time to time. The seat of arbitration shall be at Gurugram, Haryana, India and language of arbitration shall be English. The existence of any dispute or initiation or continuance of the arbitration proceedings shall not permit the Parties to postpone or delay their respective obligations pursuant to this Agreement on matters which are not the subject matter of dispute/arbitration. The cost of arbitration shall be borne equally by the Parties.

- 12.12 **Governing Law and Jurisdiction:** This Agreement shall be governed by laws of India, and the Courts at Gurugram, Haryana shall alone have the jurisdiction to adjudicate upon the subject matter of this Agreement.
- 12.13 **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, in whole or in part, such provision shall be deemed not to form part of this Agreement and the validity and enforceability of the remainder of the same will not be affected.
- 12.14 **Waiver:** No term or provision of this Agreement shall be deemed to be waived and no breach consented to unless such waiver or consent is in writing and signed by the Party to be charged with such waiver or consent.
- 12.15 **Principal to Principal Basis:** Nothing contained herein shall be construed as constituting the Developer an agent or partner of Land Owners, and the relationship between the Parties is strictly on a principal-to-principal basis and that nothing contained herein shall be construed as constituting any partnership.
- 12.16 **Costs:** Each Party shall bear and pay the fees of legal professional and any other professionals appointed by them respectively.
- 12.17 **Successors:** The provisions of this Agreement shall inure to the benefit of and be binding on and enforceable against the Parties and their respective successors (including without limitation any successor of any Party), legal heirs, administrators and legal representative.
- 12.18 **Confidentiality:** The Parties shall treat as confidential and keep secret all confidential information which has already been disclosed to it or which may be disclosed to it hereafter

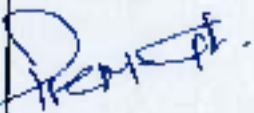
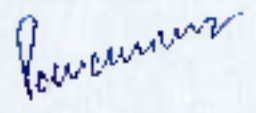
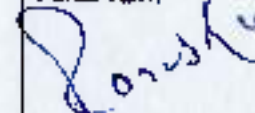
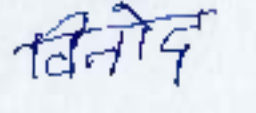
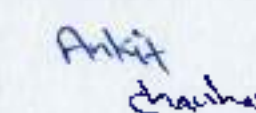
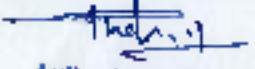
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

pursuant to this Agreement and shall not publish, advertise, communicate or permit the publication, advertisement or communication of any of the confidential information to any person for any purpose whatsoever except for purposes of this Agreement or as may be required in compliance of any law or order from any competent authority.

12.19 Developer's Intellectual Property means the Intellectual properties belonging to the Developer, its affiliates, the development manager, group companies including but not limited to their word marks and any combination of words in such word mark and word mark is used and any word, name, device, symbol, logos, corporate names, insignia, emblems, work marks, slogan, design, brand, service mark, service names, trade name, trade dress, patents, circuit layouts, business and domain names, copyrights, other distinctive feature or any combination of the aforesaid, whether registered or unregistered, and used in connection with the businesses and activities of the Developer and/or in respect of the Project and/or the developments and projects to be undertaken thereon from time to time shall exclusively belong to the Developer, and the Land Owners shall not use the same in any manner. It is clarified that after receipt of occupation certificate / completion certificate for the entire Project, the Land Owners shall be entitled to use the name of the Project in the sale / transfer documents with respect to the sale / transfer of the area forming part of Land Owner's Allocation, subject to applicable laws and the IPR guidelines of the Developer, if any.

12.20 Further Assurances: The Parties agree to execute and deliver such additional documents, agreements, Instruments, etc. and do such additional acts and deeds as may be required to carry out the transaction contemplated herein.

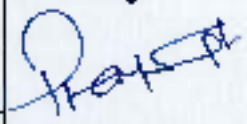
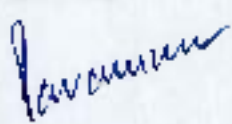
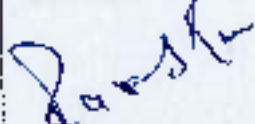
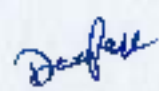
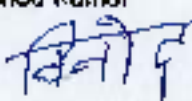
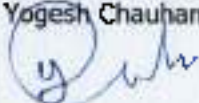
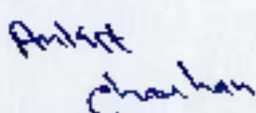
12.21 No Coercion: This Agreement has been executed by and between the Land Owners and the Developer hereinabove on their own free will, accord and understanding after reading and understanding the contents hereof in their present state of mind, without any intoxication or without any sort of pressure, threat, enticement or coercion of any kind which is and shall remain acceptable and binding to both the Land Owners and the Developer hereinabove and all their respective legal heirs, successors, assignees, transferees, legal representatives, agents, attorneys etc.

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited			
For Galaxy Magnum Projects Pvt. Ltd.			
 Authorized Signatory			

12.22 **Counterparts:** This Agreement may be executed by the Parties in 2 (two) separate counterparts each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument.

12.23 **Entire Agreement:** It is expressly acknowledged, declared, confirmed, agreed and understood by and between the Parties hereto that this Agreement supersedes all documents, writings, instruments, agreements and communications between the Developer and the Land Owners in respect of the Project/ Project Land herein, and this Agreement represents the complete agreement and understanding between them regarding the subject matter hereof. Any additions, deletions, amendments, alterations and/ or modifications of to any of the terms, conditions, covenants, stipulations and provisions hereof, shall be valid, effective and binding on the Parties hereto, only if the same are recorded in writing and are duly signed and executed by or on behalf of the Parties hereto.

[Rest of the Page is intentionally left blank. Execution Page, Schedules, and Annexure to follow.]

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory			

IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS ON THE DAY AND YEAR
HEREINBELOW WRITTEN.

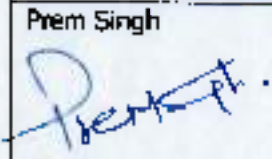
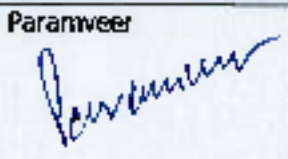
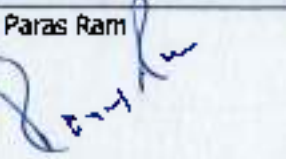
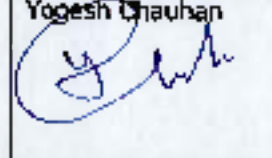
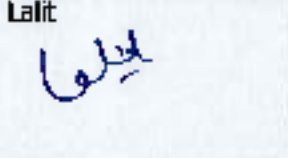
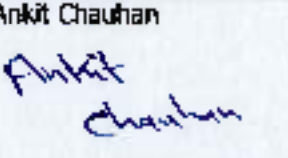
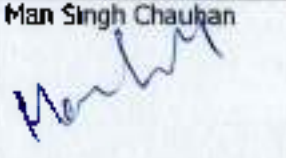
Developer:

For G


Authorised Signatory

For Galaxy Magnum Projects Private Limited

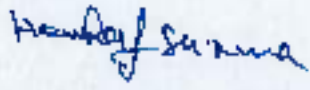
Authorised Signatory

Land Owners			
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 

Witness 1:

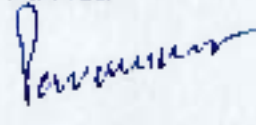
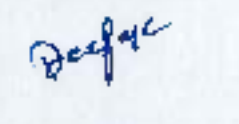
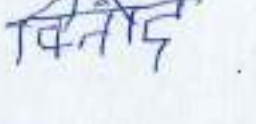
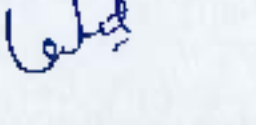
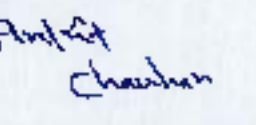
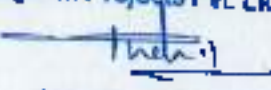

MANOJ KUMAR
Advocate
Distt Court Gurugram

Witness 2:

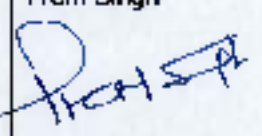
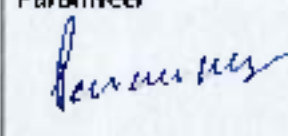
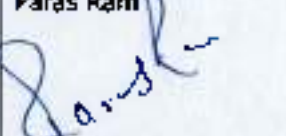
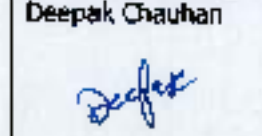
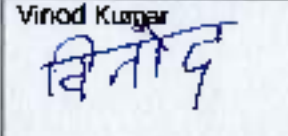
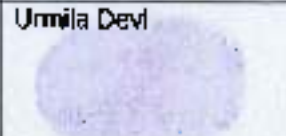
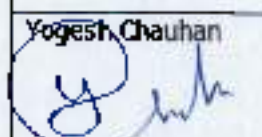
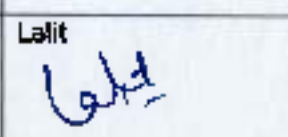
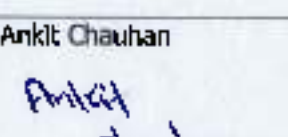
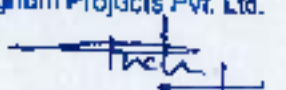

SH. HEMRAJ SHARMA
To SH. MANAK CHAND
P/O H. NO. 214, SECTOR- 57,
GURUGRAM.

SCHEDULE I
DETAILS OF THE LICENSED LAND AND
OWNERSHIP DETAILS OF
THE LAND OWNERS

S. NO.	Name of Recorded Owners / Khatadar	Khewat No.	Khautani No.	Rectangle No.	Khasra nos.	Kanal	Marla
1.	(i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram - sons of Shri Mohan Lal, son of Shri Makhan Lal- all four having equal undivided share.	242// 214	272	34	3	8	0
					8	8	0
		47// 46	51	34	4	8	0
					7	8	0
					14	8	0
				25	24	4	0
				25	17 min east	0	10
				35	20 min west	1	8
2.	Shri Suresh, son of Shri Moolchand	244//216	274	34	13	8	0
3.	(i) Smt. Tejender Kaur, wife of Shri Harpreet Singh- having 1/2 undivided share, and (ii) Shri Harpreet Singh, son of Shri Inderjeet Singh -having 1/2 undivided share.	517// 448	567	34	16	8	0
4.	Smt. Pooja Sharma (alias Puja Sharma), wife of Shri Navdeep	245// 217	275	34	2/1	5	4
5.	Shri Prem Singh, son of Shri Mohan Lal	243//213	273	34	18	8	0

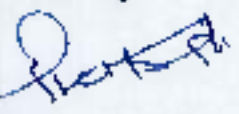
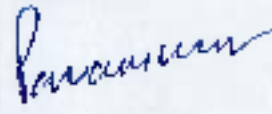
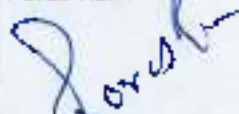
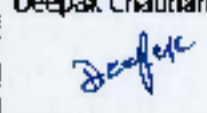
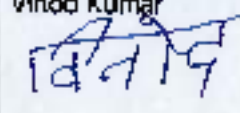
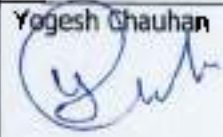
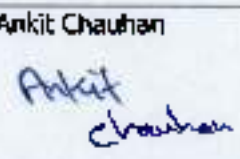
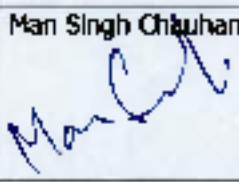
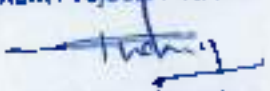
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

S. NO.	Name of Recorded Owners / Khatedar	Khewat No.	Khautani No.	Rectangle No.	Khasra nos.	Kanal	Maria
6.	Shri Man Singh, son of Shri Dharam Singh	241// 213	271	34	23	8	0
7.	(i) Shri Deepak, son of Shri Om Prakash having 145/825 share; (ii) Shri Vinod, son of Shri Sant Singh having 222/825 share; (iii) Shri Rajpal, son of Shri Sant Singh having 1/2 undivided share of 458/825 share and (iv) Smt. Urmila, wife of Shri Kuldeep, Shri Lalit, Shri Yogesh and Shri Ankit all sons of Shri Kuldeep collectively having 1/2 undivided share of 458/825 share	234//207	264	34	2/2	2	16
					9	8	0
					12/1	6	3
					17	8	0
					24	8	0
	Licensed Land					116	01

Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorized Signatory			

SCHEDULE II
DETAILS OF THE PROJECT LAND

S. NO.	Name of Recorded Owners / Khatedar	Khewat No.	Khautani No.	Rectangle No.	Khasra nos.	Kana I	Marla
1.	(i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram - sons of Shri Mohan Lal, son of Shri Makhan Lal- all four having equal undivided share.	47// 46	51	34	4	8	0
					7	8	0
					14	8	0
				25	24	4	0
				25	17 min east	0	10
				35	20 min west	1	8
2.	Shri Man Singh, son of Shri Dharam Singh	241// 213	271	34	23	5	0
3.	(i) Shri Deepak, son of Shri Om Prakash having 145/825 share; (ii) Shri Vinod, son of Shri Sant Singh having 222/825 share; (iii) Shri Rajpal, son of Shri Sant Singh having 1/2 undivided share of 458/825 share and (iv) Smt. Urmila, wife of Shri Kuldeep, Shri Lalit, Shri Yogesh and Shri Ankit all sons of Shri Kuldeep collectively having 1/2 undivided share of 458/825 share	234//207	264	34	9	4	0
					17	8	0
					24	8	0
TOTAL PROJECT LAND						54	18

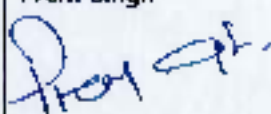
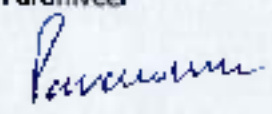
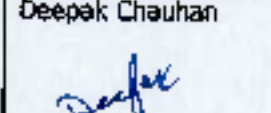
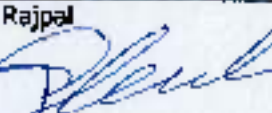
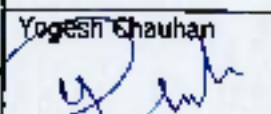
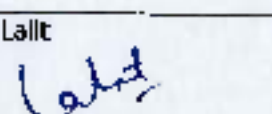
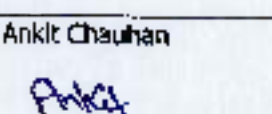
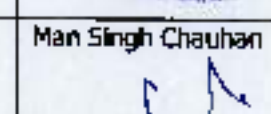
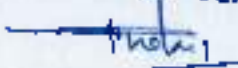
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
M/s Galaxy Magnum Projects Private Limited For Galaxy Magnum Projects Pvt. Ltd.  Authorised Signatory			

SCHEDULE III

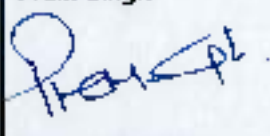
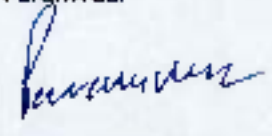
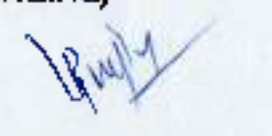
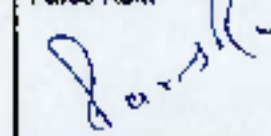
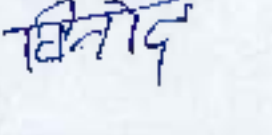
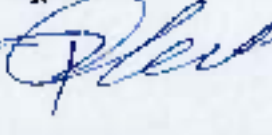
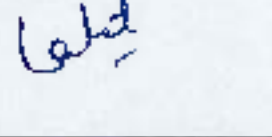
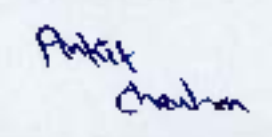
DEVELOPMENT RIGHTS OF THE DEVELOPER

Development Rights shall include the irrevocable, non-terminable and non-cancellable, exclusive rights for planning, designing, development, construction, marketing, sales, launch, conveyance, transfer, lease, license, disposal, monetization, operation, management and like of the Project Land, Project, Project ground coverage, Project FSI, total Project FSI, Project density, final Project density and the freehold rights, title, interest and ownership in the Project Land along with absolute, unfettered rights, title and interest in all building, construction, structures on the Project Land, whether existing or to be constructed in accordance with applicable laws, along with all rights, benefits, development, entitlements, development rights, the Project FSI, total Project FSI, Project ground coverage, Project density, final Project density, TDRs, right to monetize, easements rights and privileges appurtenant thereto, including any and all rights, entitlements, privileges, attached to the Project Land, Licenses, additional license, Project FSI, total Project FSI, Project density, final Project density, Project ground coverage, right of way and access, easements, whatsoever, and with all fixtures, fittings, facilities, amenities, waterways, drains, electricity and sewer connections, etc. free from all Encumbrances, encroachments, hindrances, restrictions, disturbances, attachments, liability, legal defect, lis-pendens claims, disputes including any possession disputes, litigations of any nature whatsoever and shall, include (but not be limited to), *Inter alia*, the absolute right, power, entitlement, authority, sanction and right to:

- i. be the Developer of the Project Land and carry out the development, construction and Marketing of the Project, Project Land, Project FSI, Total Project FSI, Project Density, Final Project Density, Project Ground Coverage, Units and right to take all decisions relating to the Project;
- ii. enter upon and take physical possession and control of the Project Land and every part thereof for the purpose of the Project, grant access to its affiliates, associates, development managers, project managers, nominees, agents, architects, consultants, representatives, contractors, subsidiary, etc. for undertaking the development and construction of the Project on the Project Land, and to do all such acts and deeds required and, or, necessary in this regard;

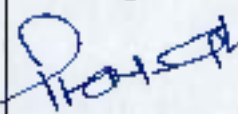
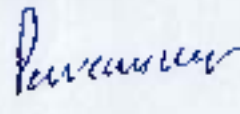
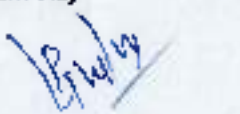
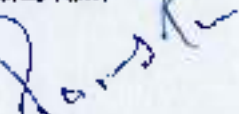
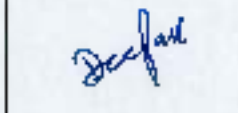
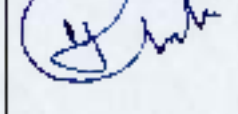
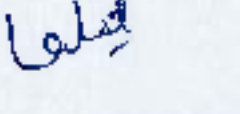
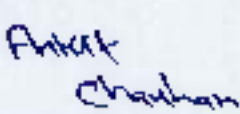
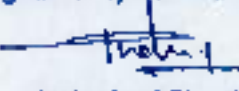
Prem Singh 	Paramveer 	Prem Raj 	Paras Ram 
Deepak Chauhan 	Vinod Kumar 	Rajpal 	Urmila Devi 
Yogesh Chauhan 	Lalit 	Ankit Chauhan 	Man Singh Chauhan 
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- iii. carry out the conceptualization, execution, implementation and construction/ development and completion of the Project on the Project Land in terms of this Agreement;
- iv. utilize the project ground coverage available on the Project Land/ part thereof or any other additional land being developed as part of the Project, at its sole and absolute discretion;
- v. make, modify, withdraw applications to the concerned governmental authority(ies) for obtaining the approvals in relation to the Project and the Project Land, in its own name and, or, in the name of the Land Owners and to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnity deeds and documents as may be required for itself and on behalf of the Land Owners, including but not limited to the approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other common areas and facilities for the area, building plans, to be constructed on the Project Land, including environmental approvals and fire clearances, permits for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer, and obtain all such approvals;
- vi. deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the applicable laws, any governmental authority(ies) in relation to the full, free, uninterrupted and exclusive right for construction and development of the Project on the Project Land;
- vii. appoint, employ or engage contractors, architects, development manager, project manager, surveyors, engineers, sub-contractors, labor, workmen, personnel (skilled and unskilled) or other persons to carry out the planning, designing, development and construction, marketing, sales, launch, conveyance, transfer, lease, license disposal, monetization, operation, management and like of the Project;
- viii. carry out planning, design, all the infrastructure and related work/ construction and development for the Project, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations, landscaping and

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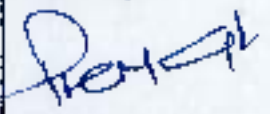
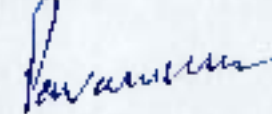
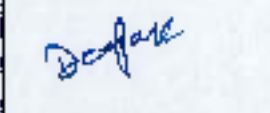
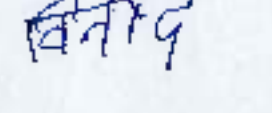
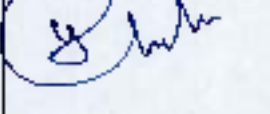
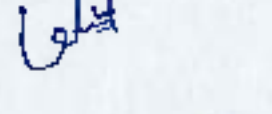
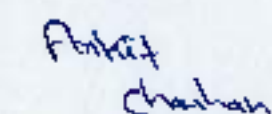
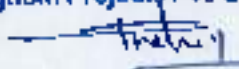
all other common areas and facilities for the area to be constructed on the Project Land, and to set up site offices, marketing offices and construct sample units;

- ix. plan, conceptualize, design and execute the Project;
- x. launch the Project altogether or in phases as may be deemed fit by the Developer, for booking, advances, sale, lease, license, transfer, or creation of third party rights, and other forms of disposal and monetization of the units and areas in the Project, and issue advertisements in such mode as may be deemed fit by the Developer and announce the construction, development and launch of the Project and invite prospective purchasers, lessees, licensees, etc. for allotment, sale, lease, license, transfer, and other forms of disposal and monetization of the units and areas in the Project, and have the unhindered right to the marketing, selling, leasing, disposal, monetization of the units and areas developed in the Project;
- xi. to exercise full, free, uninterrupted, unfettered, absolute, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the units and areas of the Project, by way of sale, lease, license or any other manner of transfer or creation of third-party rights therein and other forms of disposal and monetization; and enter into agreements with all intending purchasers, to receive and appropriate proceeds and give receipts and hand over ownership, possession, use or occupation of the units; and to sell the units;
- xii. to develop, construct, market, sell, execute, brand, implement, monetize, promote, book, allot, lease, license, dispose, transfer, complete and fully implement the Project on the Project Land by utilizing the Project FSI, total Project FSI, Project density, final Project density and Project ground coverage;
- xiii. sell, allot, book, transfer, convey, lease, license or otherwise dispose of, create third party rights, interest or alienate, monetize the Project, units and areas in the Project by way of sale, allotment, transfer, conveyance, lease, license or any other manner of transfer and monetization; have the authority to determine and control pricing of the area, car parking spaces and other area/ spaces to be developed on the Project Land;
- xiv. enter into agreements, conveyance deeds, allotment agreements, builder buyer agreements, allotment letters, transfer deeds, sale deeds, lease deeds, license agreements, and the like,

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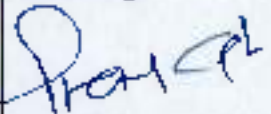
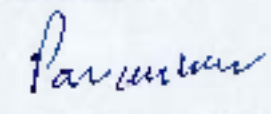
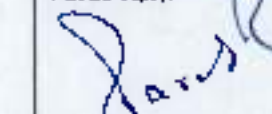
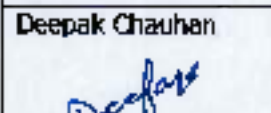
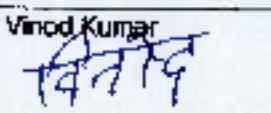
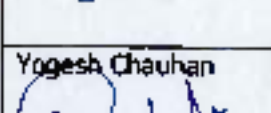
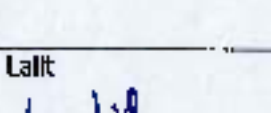
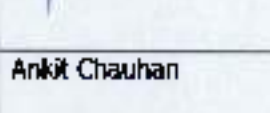
with the purchasers for itself and for and on behalf of the Land Owners, on such terms and conditions as deemed fit by the Developer and present the same for registration for itself, and for and on behalf of the Land Owners, to receive, retain and appropriate the full and complete proceeds from the sale, transfer, conveyance, lease, license, revenue share, monetization and like and give receipts upon receipt of the same;

- xv. to add/ include/ amalgamate any additional/ further/ incremental FSI/ TDRs on the Project Land;
- xvi. to add/ include any further density as may be decided by the Developer on the Project Land in the manner as may be deemed fit by the Developer, in accordance with the applicable laws;
- xvii. make payment and/ or receive the refund of all deposits to and from all public or governmental authority(ies) or public or private utilities relating to the Project paid by the Developer, in the manner the Developer may deem fit;
- xviii. surrender any portion of the Project Land (as may be required under the applicable laws) to the governmental authority(ies) or any such area falling under the set-back area or under any reservation to the governmental authorities in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondences;
- xix. create security, mortgage, Encumbrance, charge, lien on the Project Land, Project, Development Rights, project FSI, total project FSI, project density, final project density, project ground coverage or any part thereof for the purpose of raising finance for the development, construction and completion of the Project and to execute and present for registration as deemed fit by the Developer, all documents including but not limited to mortgage deeds, memorandum of entry, declaration, guarantees, hypothecation deeds, loan agreements, debenture trust deed, debenture subscription agreements, trust deed, pledge, no objection certificates, declaration, affidavits, powers of attorney, etc. and the like, for and on behalf of the Land Owners as may be required to record or create such security, mortgage, Encumbrance, charge, lien;
- xx. execute all legal and statutory writings, agreements and documentations for the exercise of the Development Rights and appear before the jurisdictional Sub Registrar towards registration of

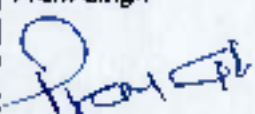
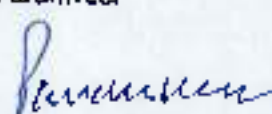
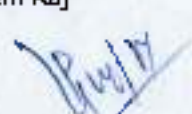
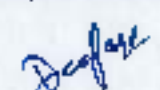
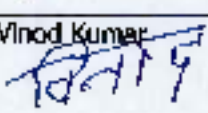
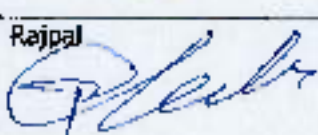
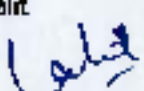
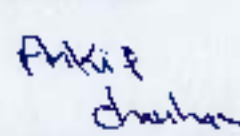
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the documents, as envisaged herein and in connection with all the mortgage, security creation and hypothecation on the Project Land, and, or, the Total Project FSI and, or, the Project Ground Coverage, and, or, the Project Density, Final Project Density including but not limited to brokerage agreements, execution/ registration of the unit agreement(s);

- xxi. set up, install and make provision for the various facilities/ services at the Project as may be required under the applicable laws and, or, rules made there under or as may be deemed fit by the Developer, demarcate the common areas and facilities, and the limited common areas and facilities in the Project, as per the lay out plan;
- xxii. manage/ maintain the Project and the Project Land and the common areas constructed in the Project upon the Project Land itself or through a nominee/ assign and to collect all benefits, consideration, etc., accruing from such maintenance of the Project;
- xxiii. to manage, maintain and operate the Project, as may be developed on the Project Land, in the manner as may be deemed fit by the Developer;
- xxiv. take appropriate actions, steps and seek compliances, approvals and exemptions under the provisions of the applicable laws in relation to the Project;
- xxv. give receipt, hand over ownership, possession, use or occupation of the units, car parking spaces, retail and commercial premises, other areas in the Project, along with proportionate undivided share in the Project Land or part thereof;
- xxvi. utilize and enjoy the total Project FSI, Project ground coverage and current density;
- xxvii. utilize the Project FSI, total Project FSI, Project ground coverage and Project density, final Project density for development of the Project on the Project Land and utilize and enjoy the total Project FSI, Project ground coverage and current density;
- xxviii. carry out and comply with all the conditions contained in the approvals as may be obtained from time to time;
- xxix. obtain completion certificate and occupation certificate in respect of the Project or any part thereof; and

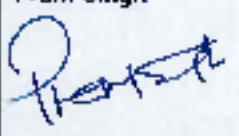
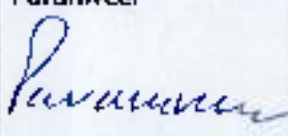
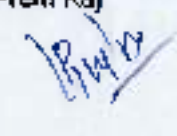
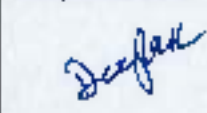
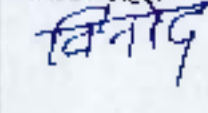
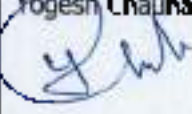
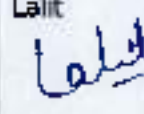
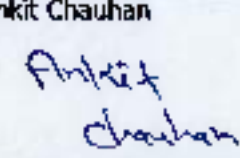
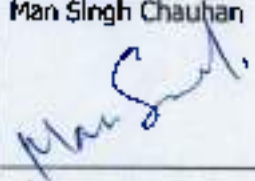
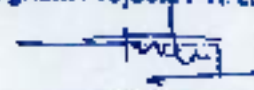
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xxx. generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement and all acts, deeds and things that may be required for the planning, designing, development and construction, Marketing, sales, launch, conveyance, transfer, lease, license disposal, monetization, operation, management and like of the Project Land, the Project, Project FSI, total Project FSI, Project density, final Project density and Project ground coverage or any part thereof in terms hereof.

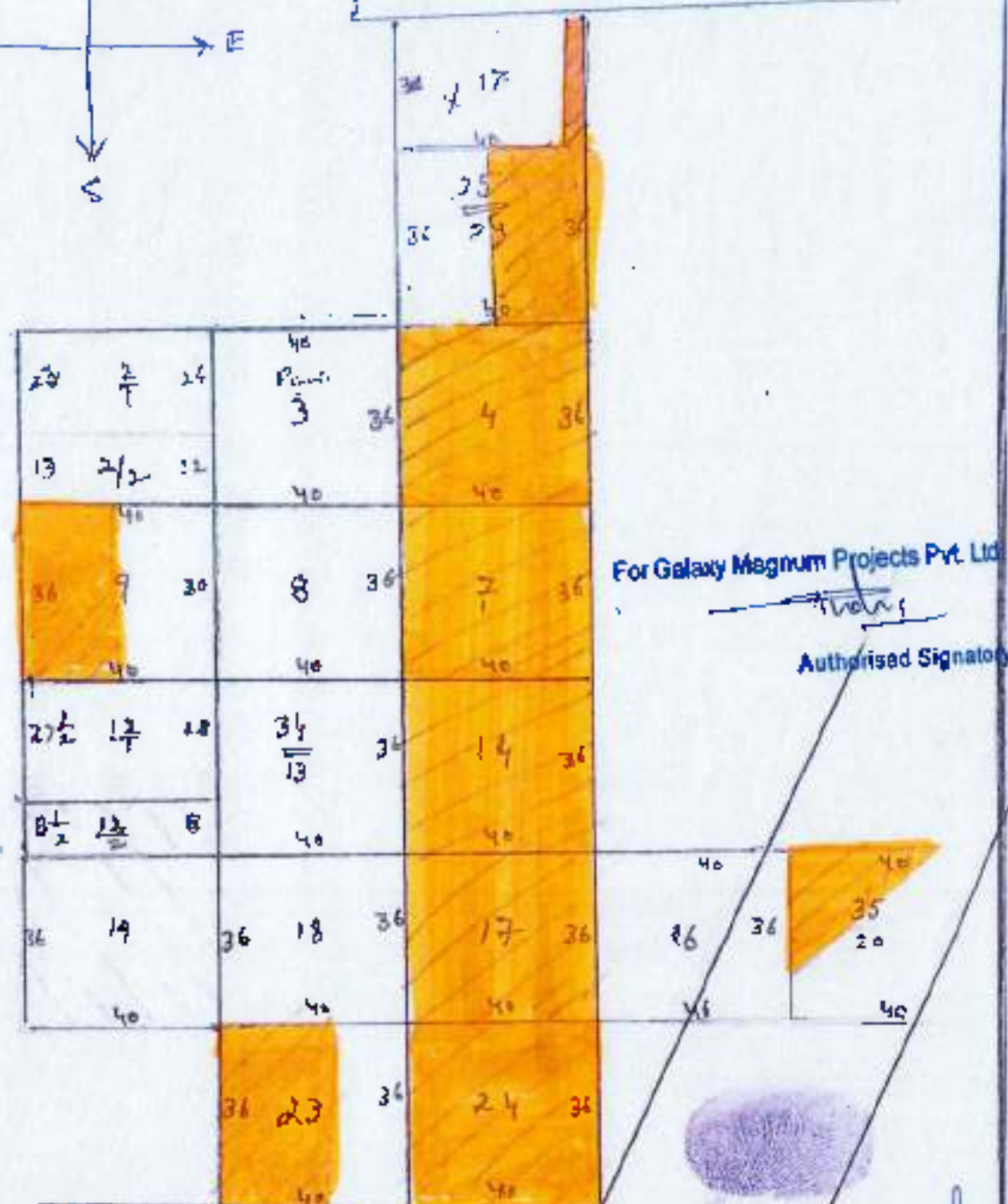
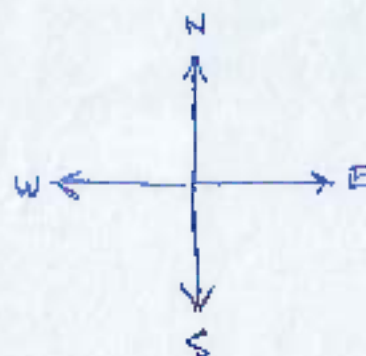
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SCHEDULE IV
Details of payment of NRSD

S. NO.	Name of Recorded Owners / Khatedar	Amount (In Rs.)
1.	Shri Prem Singh, son of Shri Mohan Lal	1,11,32,813/-
	Shri Paramveer, son of Shri Mohan Lal	1,11,32,813/-
	Shri Prem Raj, son of Shri Mohan Lal	1,11,32,813/-
	Shri Paras Ram, son of Shri Mohan Lal	1,11,32,813/-
2.	Shri Man Singh, son of Shri Dharam Singh	78,12,500/-
3.	Shri Deepak, son of Shri Om Prakash	54,92,424/-
	Shri Vinod, son of Shri Sant Singh	84,09,091/-
	Shri Rajpal, son of Shri Sant Singh	86,74,242/-
4.	Smt. Urmila, wife of Shri Kuldeep,	21,68,561/-
	Shri Lalit, son of Shri Kuldeep	21,68,750/-
	Shri Yogesh, son of Shri Kuldeep	21,68,750/-
	Shri Ankit, son of Shri Kuldeep	21,68,750/-
Grand Total		8,35,94,318/- (Eight Crore Thirty-five Lakhs Ninety-four Thousand Three Hundred and Eighteen only)

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नक्शा संख्या: 12/2012 वेरागुड शहरी जिला गुडगाँव



For Galaxy Magnum Projects Pvt. Ltd.

Authorized Signatory

Paraman

Ankit Chaudhary

J.V.-1

Manoj Kumar