

Non Judicial	Indian-Non Judicial Stamp Haryana Government		Date: 13/02/2025
Certificate No.	GDM2025B61		Stamp Duty Paid : ₹ 2149000
GRN No.	128004324		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Seller / First Party Detail			
Name:	Babulal	Sector/Ward : Na	LandMark : Village narhera
H.No/Floor :	Na	District : Gurugram	State : Haryana
City/Village :	Pataudi	Others : Hari prakash and sriniwas and jagdish chand and lokesar and roop chand and bhushan sharma	
Phone :	99*****76		
Buyer / Second Party Detail			
Name :	Ms vk and sons buildwell Pvt ltd	Sector/Ward : 30	LandMark : Ground floor park centra
H.No/Floor :	10a	District : Gurugram	State : Haryana
City/Village :	Gurugram		
Phone :	95*****07		
Purpose :	Collaboration Agreement		

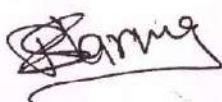
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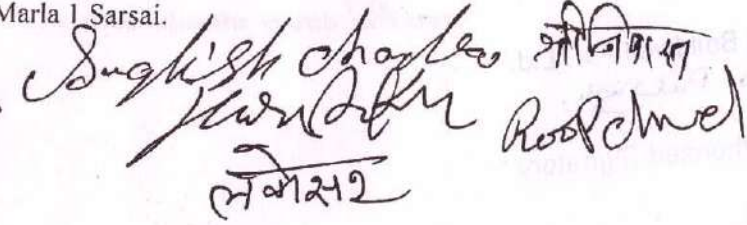
COLLABORATION AGREEMENT

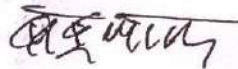
THIS JOINT DEVELOPMENT AGREEMENT (hereinafter referred to as the 'Agreement') is executed at Pataudi, Gurugram, Haryana, on thisday of February, 2025;

BETWEEN

- (1) **Sh. Babulal** (Aadhar no. 3847 4032 6849) S/o Sh. Lachhu ram R/o Village Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 1746/13509 share i.e. 9 Kanal 14 Marla,
- (2) **Hari Prakash** (Aadhar no. 8717 4311 7717) S/o Sh. Lachhu ram R/o 70A, Vinoba Enclave, C.R.P.F. Colony Jharoda Kalan, South West Delhi – 110072, having 1747/13509 share i.e. 9 Kanal 14 Marla 1 Sarsai,
- (3) **Sh. Srinivas** (Aadhar no. 5057 4704 6257) S/o Sh. Lachhram R/o 978, Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 1746/13509 share i.e. 9 Kanal 14 Marla,
- (4) **Sh. Jagdish Chander** (Aadhar no. 4272 8171 4472) S/o Sh. Ram Kumar Village Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 1351/13509 share i.e. 7 Kanal 10 Marla 1 Sarsai.




जगदीश चण्डर
जगदीश चण्डर
जगदीश चण्डर



VK & Sons Buildwell Pvt. Ltd.
Vijendra Pal Singh
Authorised Signatory

प्रलेख नः:4257

दिनांक:14-02-2025

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील पटौदी

गांव/शहर Narhera

धन संबंधी विवरण

राशि 69273520 रुपये

स्टाम्प ड्यूटी की राशि 1385470.5 रुपये

स्टाम्प नं : gdm2025b61

स्टाम्प की राशि 2149000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:128004444

पेस्टिंग शुल्क 0 रुपये

Drafted By: RAHUL YADAV ADV

Service Charge:0

यह प्रलेख आज दिनांक 14-02-2025 दिन शुक्रवार समय 2:12:00 PM बजे श्री/श्रीमती /कुमारी

भूषण शर्मा पुत्र रूपचन्द रूपचन्द पुत्र श्रीराम बाबूलाल पुत्र लच्छूराम हरिप्रकाश पुत्र लच्छूराम श्री निवास पुत्र लच्छूराम जगदीश पुत्र रामकंवार लकेसर पुत्र रामकुमार निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

श्री/श्रीमती/कुमारी लकेसर 2

उप/संयुक्त पंजीयन अधिकारी (पटौदी)

हस्ताक्षर प्रस्तुतकर्ता

भूषण शर्मा रूपचन्द बाबूलाल हरिप्रकाश श्री निवास जगदीश लकेसर

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS V K AND SONS BUILDWELL PVT LTD thru VIJENDER PALOTHER

हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी JAIPAL SINGH NAMBERDAR पिता .

निवासी NARHERA व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता VEDPARKASH निवासी KHERKI ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

VK & Sons Buildwell Pvt. Ltd.
Vijendra Pal Singh.

उप/संयुक्त पंजीयन अधिकारी (पटौदी)

Authorised Signatory

**Indian-Non Judicial Stamp
Haryana Government**

Non Judicial Date : 13/02/2025

Certificate No. GDM2025B74 Stamp Duty Paid : ₹ 2133000
 GRN No. 128003871 Penalty : ₹ 0

Seller / First Party Detail

Name: Babulal LandMark : Village narhera
 H.No/Floor : Na Sector/Ward : Na
 City/Village : Pataudi District : Gurugram State : Haryana
 Phone : 99*****76 Others : Hari prakash and srinivas and jagdish chand and roop chand and bhushan sharma

Buyer / Second Party Detail

Name : Ms vk and sons buildwell pvt Ltd LandMark : Ground floor park centra
 H.No/Floor : 10a Sector/Ward : 30
 City/Village: Gurugram District : Gurugram State : Haryana
 Phone : 95*****07

Purpose : Collaboration Agreement

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

(5) Sh. Lokesar (Aadhar no. 2675 1552 1063) S/o Sh. Ram Kumar R/o 287, Village Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 1351/13509 share i.e. 7 Kanal 10 Marla 1 Sarsai.

(6) Sh. Roop Chand (Aadhar no. 2930 2057 5924) S/o Sh. Shriram R/o 96A, Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 626/13509 share i.e. 3 Kanal 9 Marla 5 Sarsai

(7) Sh. Bhushan Sharma (Aadhar no. 9668 0611 7534) S/o Sh. Roop Chand Sharma R/o 96A, Narhera, Tehsil Pataudi, District Gurugram, Haryana- 122503, having 4778/13509 share i.e. 26 Kanal 10 Marla 8 Sarsai, (Total admeasuring 74 Kanal 02 Marle 7 Sarsai i.e. 9.26736 Acres (hereinafter collectively referred to as the "LAND OWNER" and/or the "FIRST PARTY" or "PARTY OF THE FIRST PART" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their heirs, administrators, executors, assigns and legal representatives.

(Signature) Jagdish chand
 Kurebhar
 लीमेट 212 RoopChand

(Signature)

VK & Sons Buildwell Pvt. Ltd.
 Vijendra Pal Singh
 Authorised Signatory

Reg. No.

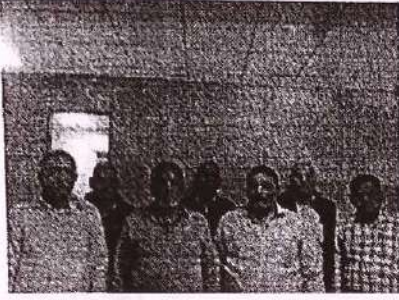
Reg. Year

Book No.

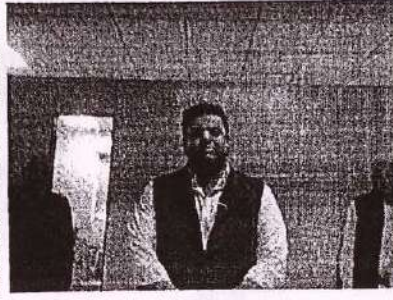
4257

2024-2025

1



पेशकर्ता



दावेदार



गवाह

Rupchand और निवास
लकेसर
Rupchand और निवास
लकेसर

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- भूषण शर्मा रूपचन्द बाबूलाल हरिप्रकाश श्री निवास जगदीश

लकेसर

दावेदार :- thru VIJENDER PAL & SONS BUILDWELL PVT. LTD AND SONS BUILDWELL PVT LTD

गवाह 1 :- JAIPAL SINGH NAMBERDAR

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4257 आज दिनांक 14-02-2025 को बही नं 1 जिल्द नं 212 के पृष्ठ नं 140.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2031 के पृष्ठ संख्या 87 से 91 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 14-02-2025

उप/सयुक्त पंजीयन अधिकारी पटौदी

VK & Sons Buildwell Pvt. Ltd.

Vijender Pal Singh

Authorised Signatory

AND

M/s VK & Sons Buildwell Pvt. Ltd., (bearing Corporate Identification Number U68100HR2023PTC112157), a private company incorporated and registered under the Companies Act, 1956 having its registered office at 10A Ground floor, Park Centra, Sec 30, Gurgaon, through its authorized representative Mr. Bijendra Pal Singh (Aadhar No. 6399-0542-9312 & (Pan No. FIIPS5251J) vide Board Resolution dated 08-02-2025 (hereinafter referred to as "THE DEVELOPER" and/or the "SECOND PARTY" or the "PARTY OF THE SECOND PART")

The First Party and the Second Party are hereinafter collectively referred to as 'PARTIES' and individually as the 'PARTY'.


AND WHEREAS the DEVELOPER is a reputed real estate company and holds sufficient expertise in the development of affordable Residential plotted Colonies under Deen Dayal Awas Yogna , Plotted Colonies, Affordable Housing Society, Commercial Towers, Shopping Complexes, etc. and has developed various projects in and around NCR.

AND WHEREAS the LAND OWNERS are now desirous of utilizing the SAID LAND and for developing it in to a Residential Plotted colony under Deen Dayal Awas Yogna but have financial constraints and also lack expertise in the development/ construction thereof and similarly the developer is already developing residential plotted colony under Deen Dayal Awas Yogna on the adjacent land of the first party therefore on the specific request and representation of the first party to integrate their land with the land of developer ,thus the parties hereto have mutually agreed to collaborate for the purpose of development upon the SAID LAND of the first party.

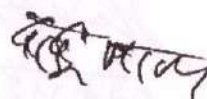
AND WHEREAS the parties hereto contemplate that the SAID LAND is declared and notified as eligible for development into a residential plotted colony/commercial project in the Master plan for the area.

AND WHEREAS the parties hereto in good faith relying on the representations, assertions and assurances made to each other have agreed to develop the SAID LAND into a plotted colony and the Parties to this Agreement are now desirous of recording the detailed stipulations, terms and conditions governing this Agreement in writing.

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

 Saurabh Singh
Karan Singh
Rohit Kumar

VK & Sons Buildwell Pvt. Ltd.
Bijendra Pal Singh
Authorised Signatory



VK & Sons Buildwell Pvt. Ltd.

Gurgaon

Authorised Signatory

1. THE SAID LAND

Land ad-measuring 74 Kanal 02 Marla 7 Sarsai i.e. 9.26736 Acres, situated within the revenue estate of village Narhera, Tehsil Pataudi & District Gurugram, more particularly described in the land schedule annexed hereto as ANNEXURE-I. The revenue plan, with demarcation of the SAID LAND is also attached herewith as ANNEXURE-II.

Mustil No.	Killa No.	Rakba
75	20/1	6K 7M
	21/1	4K 0M
76	6/1	2K 18M
	15/1	5K 3M
	15/2	3K 14M
	16	9K 16M
	25	9K 18M
77	5	9K 12M
	6	9K 2M
	15/1	4K 16M
78	1/1	4K 0M
	10/2/2	4K 0M
	11/1/1/1	1K 15M
	Total	75K 1 Marla

Harne Singh Chauhan
Mahesh Kumar
मि. 212 *Roshni* *VK & Sons*
 VK & Sons Buildwell Pvt. Ltd.
 Vijindia Pal Singh.
 Authorised Signatory

2. POSSESSION OF THE SAID LAND

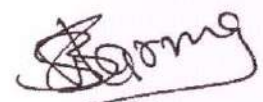
a) The LAND OWNERS shall transfer the peaceful and vacant possession of the SAID LAND to the DEVELOPER simultaneously to obtaining of LOI, for the development of the SAID LAND or part of it, by the developer, to enable the DEVELOPER to carry out its obligations under this Agreement. To avoid delay and due to the fact that the SAID LAND is lying vacant, the possession of the SAID LAND shall be deemed to be have been delivered on obtaining LOI by the developer and no formal possession letter shall be required.

b) Once delivered the Physical possession of the SAID LAND shall remain with the DEVELOPER and in the event of any dispute, not related to the parties hereto, arising with any third party relating to title, possession, and/or tenancies pertaining to the SAID LAND or any part thereof, the same shall be settled and resolved by the LAND OWNERS at their own cost and risk and the possession of the SAID LAND to the DEVELOPER shall not be disturbed by the LAND OWNERS. That the possession shall remain subject to the terms, conditions of the present agreement.

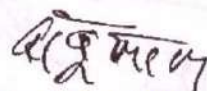
3. EXPENSES FOR DEVELOPMENT OF THE SAID LAND

a) That all the approvals/ CLU/ License for residential/ commercial, sanctioning of the zoning plan/ site plan and completion thereof shall be the sole responsibility of the Developer and all the expenses shall be borne by the Developer itself. The project shall be commenced only after the legal and valid sanctions are obtained from the competent authorities.

b) That the developer shall be liable to pay the external development charges, internal development charges and all other charges, dues etc. imposed by the state or any of its departments in present or in future, the entire project including the share of the land owners. The developer shall also be liable to pay all the above mentioned charges qua the share of the land owners and at no point of time, the land owners will be liable to pay the said charges or shall the said charges be recoverable from the land owners by the developer. That in case any penalty is imposed by the state or any of its department on account of non-payment of the above mentioned charges, qua the SAID LAND or the allotted share of the land owners then in such an eventuality the developer shall be liable for the same and shall also keep the land owners indemnified in this regard. However in case, the land owners alienate/sell/transfer the area under their allocation or any part of it, then the developer shall be entitled and shall be well within its rights to claim, obtain and recover the EDC/IDC, club membership, parking and all other such charges from the purchasers, nominees, transferees of the area falling under the share of the land owners. The land owners shall have no objection to this effect. The above entitlement of the developer is subject to exception that the area retained by the land owners themselves or their nominees who are within direct blood relations (as mentioned in Class I of the heirs detailed in Hindu Succession Act), shall not be liable to pay any amount of EDC/IDC or enhancement thereof etc.


ल.म.२१२

Saghis Chandra
Kulbhar
Roshni



VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Singh

Authorised Signatory

- c) That all expenses on development, construction and provisioning of infrastructure facilities and services in relation to development of the SAID LAND shall be borne by the DEVELOPER.

4. LAND OWNERS SHARE AND AREA ALLOCATION

- a) That after the development of the Said Land by the Developer/Second Party at its own cost and expense, the FIRST PARTY/LAND OWNER will be entitled to a total residential/commercial plotted area equivalent to 1650 Sq. Yds. Area for every acre of Said Land. That the allocation of the First Party/Land Owner shall be made from the Said Land only. That this area, hereinafter referred to as the owner's allocation refers to only actual plotted area and expressly excludes common areas, areas utilized for infrastructure, etc.

- b) That the developer shall pay Rs5000000/- per acre and shall allot plots ad measuring 5301 Sq yards to Mr Hariprakash, Mr Lokesar and Mr Srinivas for their land ad measuring 25K 4M 2S in the following manner:

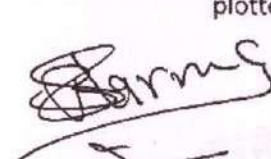
Harprakash: 2001 Sq Yds

Srinivas: 1650 Sq Yards

Lokesar: 1650 Sq Yds

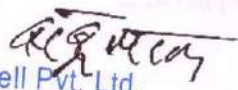
- c) That the developer shall be bound to make payment to the owner qua residential plotted area of the owner's share to the extent of a share i.e. 48Kanal 18 Marle 5 Sarsai i.e. 6.115972 Acres, per acre of said land i.e a total of 10091.35 square yards of developed area in exchange for a total consideration of Rs. 58,65,97,222/- (Rupees Fifty Eight Crores Sixty Five Lakhs Ninety Seven Thousand Two Hundred Twenty Two Only). The Developer has paid a sum of Rs. 4,40,00,000/- (Rupees Four Crore Forty Lacs Only) at the time of execution of the present agreement.

- d) That the developer shall be entitled to utilise the SAID LAND in part for a plotted colony and in part for a commercial project (of any kind). That the plotted colony so developed over the SAID LAND or any part of it, shall also include a commercial component, such markets, shops, malls etc. That the developer and landowners shall be entitled to area of the commercial component in proportionate ratio of the plotted colony and also to the entire commercial project, if separately developed on part of the SAID LAND. That from the above SAID LAND the developer is entitled to obtain the license for commercial project and also for residential project, however it is agreed between the parties that owners shall be entitled to its share out of the residential and commercial component proportionately i.e. to say that whether the Developer utilises the land for any purpose the owner shall be entitled of their respective share in the residential plotted colony.


Sughish Chandel
Kuldeep Roodchud
07/02/22

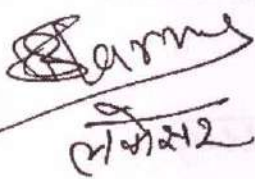
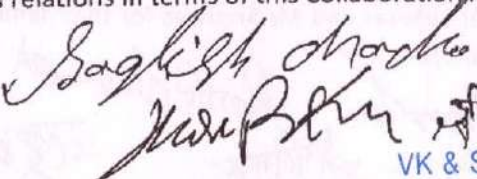
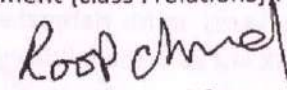
शिवप्रकाश

VK & Sons Buildwell Pvt. Ltd.

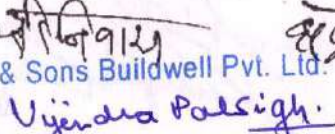

Ujendra Pal Singh

Authorised Signatory

- c) That in case it is requisite or the developer deems it necessary, the land owners shall execute a separate or additional or supplementary collaboration agreement or MOU, for the part of SAID LAND being utilised for a commercial project.
- d) In case SAID LAND or any part of it is not utilised by the developer for the development or any part of the SAID LAND is excluded from the license or the any part of the SAID LAND is acquired, then in such aforesaid eventualities the area to be allotted to the land owners shall not be proportionately diminished or deducted. The land owners, despite of occurring of aforesaid eventualities, shall remain entitled to 1650 Sq. Yds. of plotted area per acre of SAID LAND. In case of occurrence of aforesaid eventualities, the developer shall remain entitled to the un-utilized part of the SAID LAND or compensation of the acquired land or title of the un-licensed part of the SAID LAND as the case may be.
- e) That the allocation of the land owners share shall be chosen by the conjoint and mutual consent and understanding of the land owners and the developer on the date of receiving of license and approved layout.
- f) The inter-se division of the plotted area allocated to the LAND OWNERS in proportion to their respective shares in the SAID LAND shall be the mutual responsibility of the LAND OWNERS themselves. The land owners shall submit the inter se division of their allocation to the developer and the developer shall issue allotment letters and plot buyers agreement of specific plots to the respective land owners as per their inter se division. In case the land owners fail to submit their inter-se division, then the developer may issue allotment letters and settle the allocation of the land owners jointly within 45 days of issuance of occupation certificate to the developer.
- g) That the developed plots of various sizes and locations shall be allotted to the LAND OWNERS in the area developed on the SAID LAND, in the manner stated above.
- h) The DEVELOPER shall further demarcate the plots of various sizes and locations so identified by the Parties, in the manner stated above, to allocate the share of the LAND OWNERS, within 45 days issuance of occupation certificate to the developer.
- i) That the developer shall tentatively demarcate and identify the share of the land owners in the draft copy of the lay out plan of the colony. The said identification of the share of the land owners, however would not be final and shall be subject to the sanctioned lay out plan, owing to possibility of changes in the final sanctioned lay out plan. The developer shall further inform the land owners about the sanctioning of the lay out plan along with a copy of the letter(s) and copy of the sanctioned plan, issued by the concerned department. That after demarcation of the share of the land owners share, the developer shall execute allotment letters and plot buyer's agreement of the plots falling within the share of the land owners within 45 days issuance of occupation certificate to the developer.
- j) That the LAND OWNERS shall be at liberty to get the allotment letter and plot buyers agreement of plot(s) issued in their names or the names of their nominee(s) (who are in blood relations in terms of this Collaboration Agreement {class I relations}).

 VK & Sons Buildwell Pvt. Ltd.



 Authorised Signatory

- k) That the land owners shall not be entitled to proportionate share in the site of the school, hospital if any developed by the developer in the **SAID LAND** if saleable as per prevailing policies. That the land owners shall be entitled to a free club membership per plot retained by them, in case the club is developed in the plotted colony.
- l) That the land owners and their transferees/nominees/alienees, shall be liable to pay the maintenance charges to the maintenance agency which will be undertaking the maintenance of the colony. The developer shall appoint a maintenance agency till the maintenance is taken over by the legal association as per prevailing laws and rules.
- m) That the developer shall record the transfer of plots made by the land owners, in the records maintained by the developer, for the transfers to attain legality. That one transfer shall be done free of cost.
- n) That all areas whether residential or commercial or of any other nature, except for the share of the land owners shall be the allocation/share of the developer. The developer shall be entitled to use, sell, utilize, allot etc. the same as per its wishes and requirements.

5. AUTHORIZATIONS

That the land owners have executed a special power of attorney in favour of the nominee of the developer including grant of authority and power to make all the applications to and represent the LAND OWNERS before all Statutory, Governmental, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity, sewerage and water supply Departments, etc. for grant of requisite exemptions, approvals, permissions, NOC's, etc. The said Power of Attorney also authorizes the DEVELOPER to submit all applications and to follow up the same on their behalf with Director General, Town & Country Planning, Haryana, Chandigarh and all other competent authorities as the DEVELOPER may be required to submit and follow up for development of the **SAID LAND**. That the developer shall also be entitled to enter upon the **SAID LAND**, inspect the same, get the **SAID LAND** demarcated and measured and to do all acts, things as required for applying for sanctions/licenses/permissions for the proposed project.

6. LAND FREE OF CHARGES & LIENS

- a) The LAND OWNERS represent and assure the DEVELOPER that the **SAID LAND** is vacant and is in their peaceful physical possession and that they have unimpeachable and absolute right, title and interest over the **SAID LAND**, free from all claims, charges, liens, adjustments, liabilities, litigations, prior mortgages or encumbrances of any kind whatsoever.
- b) The LAND OWNERS represent that all charges, such as land revenue, taxes, cess, etc. with respect to the **SAID LAND** and all other dues, such as electricity charges, water charges, etc. relating to the **SAID LAND** have been paid up to the date of this Agreement.

7. CONSIDERATION

- a) That the developer shall pay Rs5000000/- per acre and shall allot plots ad measuring 5301 Sq yards to Mr Hariprakash, Mr Lokesar and Mr Srinivas for their land ad measuring 25K 4M 25 in the following manner:

[Handwritten signatures and names]
 Saghigh Chakraborty
 Hariprakash
 Lokesar
 Srinivas
 VK & Sons Buildwell Pvt. Ltd.
 Vijendra Pal Signl.

Authorised Signatory

Harprakash: 2001 Sq Yds

Sriniwas: 1650 Sq Yards

Lokesar: 1650 Sq Yds

b) That the developer shall be bound to make payment to the owner qua residential plotted area of the owner's share to the extent of a share i.e. 48 Kanal 18 Marle 5 Sarsai i.e. 6.115972 Acres, per acre of said land i.e a total of 10091.35 square yards of developed area in exchange for a total consideration of Rs. 58,65,97,222/- (Rupees Fifty Eight Crores Sixty Five Lakhs Ninety Seven Thousand Two Hundred Twenty Two Only). The Developer has paid a sum of Rs. 4,40,00,000/- (Rupees Four Crore Forty Lacs Only) at the time of execution of the present agreement

(B) The total payment to be made to the land owners is as follows:

1. Babulal: Rs 10,87,50,000/- (Rs Ten Crores Eighty Seven Lacs Fifty Thousand only)

4. Jagdish: Rs 9,38,19,445/- (Nine Crores Thirty Eight Lacs Nineteen Thousand Four Hundred Forty Five only)

6. Roopchand: Rs 4,34,72,222/- Rs Four Crores Thirty Four Lacs Seventy Two Thousand Two Hundred Twenty Two only)

7. Bhushan Sharma: Rs 31,93,05,556/- (Thirty one Crores Ninety Three Lacs Five Thousand Five Hundred Fifty Six Only)

8. Sriniwas: Rs 21250000/- (Two Crores Twelve Lacs Fifty Thousand)

(C) The Payments to be made upfront to the land owners at the time of registration of this collaboration agreement is as follows :

Cheque no.	Amount	Bank	Dated	Paid to
33	Rs 33,33,333/-	HDFC	15/12/2024	Babulal
50	Rs 16,66,667/-	HDFC	26/01/2025	Babulal
32	Rs 33,33,333/-	HDFC	15/12/2024	Hari Prakash
49	Rs 27,29,167/-	HDFC	26/01/2025	Hari Prakash
31	Rs 33,33,333/-	HDFC	15/12/2024	Sh. Shrinivas
48	Rs 16,66,667/-	HDFC	26/01/2025	Sh. Shrinivas
26	Rs 1,00,00,000/-	HDFC	15/12/2024	Bhushan
37	Rs 25,00,000/-	HDFC	19/12/2024	Jagdish Chander

VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Singh.

Authorised Signatory

47(Thru RTGS)	Rs 68,75,000/-	HDFC	24/01/2025	Jagdish Chander
39	Rs 25,00,000/-	HDFC	03/01/2025	Lokesar
51	Rs 25,00,000/-	HDFC	26/01/2025	Lokesar
59	Rs 1,43,14,397/-	HDFC	13/02/2025	Bhushan
62	Rs 31,85,603/-	HDFC	13/02/2025	Roopchand
61	Rs 21,25,000/-	HDFC	13/02/2025	Sriniwas
Total	Rs -/ 6,00,62,500			

(D)

D) That the balance payment to be done in the following manner :

Cheque No.	Amount	Bank	Dated	Paid To
85	Rs 2,07,50,000/-	HDFC Bank	11-04-2025	Babulal
65	Rs 1,68,88,889/-	HDFC Bank	11-04-2025	Jagdish
66	Rs 6,18,61,111	HDFC Bank	11-04-2025	Bhushan
67	Rs 86,94,444	HDFC Bank	11-04-2025	Roopchand
86	Rs 4,15,00,000/	HDFC Bank	11-08-2025	Babulal
87	Rs 4,15,00,000/	HDFC Bank	15-08-2025	Babulal
68	Rs 76,50,000/-	HDFC Bank	15-08-2025	Sriniwas
69	Rs 76,50,000/-	HDFC Bank	18-08-2025	Sriniwas
64	Rs 38,25,000/-	HDFC Bank	11-04-2025	Sriniwas

Jagdish Chander
Kare Biker Roopchand

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VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Sign.

Authorised Signatory

9. DELAY IN ALLOCATION OF OWNERS SHARE

- a) That any delay, in handing over the fully developed and completed plotted area of owners allocation beyond the period, as agreed herein, shall entail payment of Rs.200000/- per acre per month of the owners allocation by the DEVELOPER for the period of such delay.
- b) In the event of any delay due to any reasons attributable to the LAND OWNERS, including non performance of any of their obligations under this Agreement then in that event the said period of delay shall be excluded from the aforesaid periods mentioned for obtaining LOI and completion of project.

10. UNDERTAKINGS OF THE LAND OWNERS

The LAND OWNERS have assured the DEVELOPER that all the stipulations, obligations, terms and conditions in this Agreement shall be faithfully and fully performed/complied with and LAND OWNERS further agree and undertake:-

- a) That the land owners shall use the plot buyer agreement and the documentations, brochures as being used by and provided by the developer for sale/transfer of the plots falling in the share of the land owners. That during the subsistence of this Agreement, they shall not sell, partition, gift, mortgage, lease, pledge or encumber or in any manner deal with the SAID LAND with any other party or declare themselves bankrupt i.e. they shall not by any means through any registered and/or unregistered document create any third party rights or interest on the SAID LAND in any manner, whatsoever.
- (b) That they shall not surrender, cancel, revoke, extinguish or lapse the license(s) granted under any circumstances whatsoever, subject to the terms and conditions of the present agreement. They shall not cancel the power of attorneys executed or to be executed in favour of the developer. The SPA and GPA shall be irrevocable and any act on the part of the land owners to cancel or revoke the same shall be deemed to be null and void.
- (c) That on the sanctioning of Zoning Plan and Layout Plan, the Developer shall demarcate the area of the land Owner's and issue the Allotment Letters/ issue the Plot Buyer Agreements. The owners shall execute the General Power of Attorney in favour of the Developer or its Nominee in terms of the present Collaboration Agreement, on simultaneously with the execution of this collaboration agreement.

By this sequence, the owner shall get its entitlement of plotted area, and as the owner is the registered owner of the land, out of which the plots have been carved out and Allotment Letter pertaining to the developed plot is issued by the Developer, as such Owners shall become full-fledged owner as far as the entitlement and ownership is concerned. On the other hand, the Developer on the strength of the present Collaboration Agreement supported by the registered General Power of Attorney and clubbed with the possession of land also becomes legally and lawfully entitled to develop the SAID LAND and to sell the developed land, plot, commercials in respect of the Developer 'Share other than the Owners 'share. The Developer is entitled to mortgage the SAID LAND. However the purchasers of the plots falling in the developer's share may take loans to purchase such plots.

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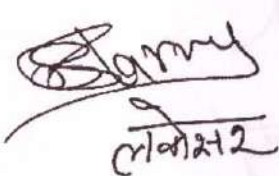
Saghis Mool
Kuldeep

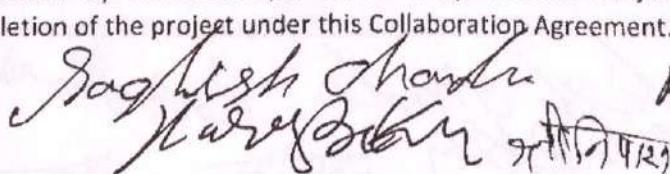
VK & Sons Buildwell Pvt. Ltd.
Ujindra Park Singh.

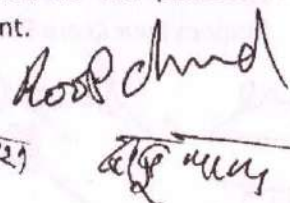
Authorised Signatures

(d) To execute an irrevocable general power of attorney, having comprehensive powers relating to the SAID LAND, on obtaining the License/CLU for the proposed colony, in favour of the nominee of the developer. That the land owners shall not cancel or revoke the said GPA under any circumstances, except where the developer fails to abide by the terms of this agreement. That the following powers not limited to, shall be included in the said GPA:

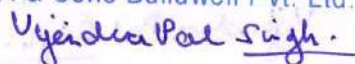
- i. To represent before any officer, authority, State/Central Government or local body including but not limited to DGTCP, HUDA, Urban Estate Department, Environment and Forest Departments, Mining Department, AAI, Fire Department, Haryana Renewable Energy Development Authority (HAREDA), RERA or any other authority/office of the Government of Haryana, Municipal Council / Local Body under Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963; Haryana Development and Regulation of Urban Areas Act, 1975, the various rules made there under for the various purposes contained in the said Acts, Rules or various policies of the State Government in this regard and to make all payments, give Bank Guarantees, as may be required, remove objections, make statements, file affidavits, undertakings, representations, appeals, revisions, reviews, etc. engage advocates for the purpose of appearing and pleading, which may be connected and / or concerned with the development of the SAID LAND in terms of this Agreement, or for any matter incidental thereto.
- ii. To apply for and to get the approval of demarcation plan, zoning plan, building plans, and to carry out any construction, addition, alteration or compounding of irregularities, if any, and for that purpose to deposit the requisite fees, security deposits, bank guarantees, earnest money and such other deposits as are required by the Government Authority (ies) for sanctioning the plans and to receive the plans duly sanctioned from such Authorities.
- iii. To apply for and to get the approval of service plan estimates, Occupation Certificate of towers and other buildings, Completion Certificate in respect of the developments on the SAID LAND and for the said purpose remove all objections there from and do all such acts as may be necessary for the said purposes under its own signatures.
- iv. To apply for and to have all requisite licences and approvals transferred in the name of the Developer after 30 days of offer of possession being made to the land owners qua the plots falling to their share and retained by the land owners.
- v. To book/allot/sell plots and enter into binding contracts by executing agreements to sell/plot buyers agreement and also to transfer the built-up plots by executing conveyance deeds/sale deeds along-with proportionate right in the land underneath and to receive the entire sale consideration in its own name and for its own benefit and shall also issue receipts against receipt of payments / part payments and to transfer the amenities, facilities, community buildings and convenience stores, commercial space etc. in favour of such persons as it may deem fit and receive sale consideration in its name against the sale and also receive other incidental charges as may be more particularly mentioned in the Application form / any other agreements. That all the bookings of plot, Execution of Plot Buyer Agreement and all other transaction by the Developer shall always remain subject to the performance and completion of the project under this Collaboration Agreement.


01/01/22


Jagdish Chandra


Rosh Chandra

VK & Sons Buildwell Pvt. Ltd.


Vijendra Pal Singh

Authorised Signatory

- vi. To commence or institute or defend or respond to on behalf of the Land owners before any court in India and/or any governmental authority, directorate, forum, quasi-judicial authority, police authority, tribunal/administrative or departmental authority any notice, summons, suit, writ, injunction, investigation, criminal proceedings or other legal actions or proceedings related to the SAID LAND.
- vii. To execute such deeds or documents as are deemed necessary for sale or such other transfer of rights, title, interest and lien thereby creating third party right, title and interest over the SAID LAND and construction thereon including execution of Sale Deed of plots developed built over the SAID LAND, and present the same for registration before appropriate authority including concerned Registrar of Assurances office and do all such acts, deeds or things to ensure due execution of the same. The developer however shall not sell/transfer the SAID LAND prior to making offer of possession of the plots falling to the share of the land owners, so retained by the land owners.
- viii. To execute Plot Buyer Agreements or conveyance Deed with the prospective purchasers or execute Declaration with respect to the building constructed thereon over the SAID LAND and to receive the payments either in full or in part in its own name and give receipts thereof in its own name, as our attorney may deem fit and proper.

The Land owners hereby declare that all acts, deeds and things executed or performed under or by virtue of the above presents by the Developer as attorney, shall be binding on them and ratified as requested by the Developer.

The Land owners hereby represents and undertakes that all the acts, deeds and things executed or performed pursuant to the Collaboration Agreement and / or this Agreement or any document in pursuance thereof shall be fully binding on them and be duly ratified, wherever necessary, on being demanded by the Developer, without any objection whatsoever.

11. UNDERTAKINGS OF THE DEVELOPER

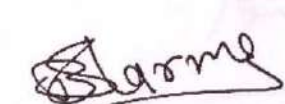
- a) That the developer shall pay Rs5000000/- per acre and shall allot plots ad measuring 5301 Sq yards to Mr Hariprakash, Mr Lokesar and Mr Srinivas for their land ad measuring 25K 4M 2S in the following manner:

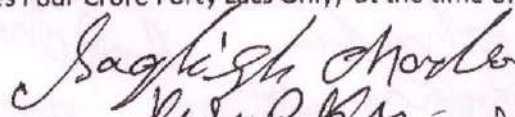
Harprakash: 2001 Sq Yds

Srinivas: 1650 Sq Yards

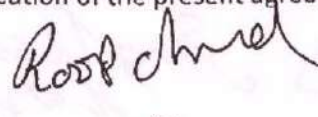
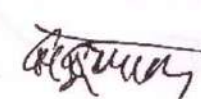
Lokesar: 1650 Sq Yds

- B. That the developer shall be bound to make payment to the owner qua residential plotted area of the owner's share to the extent of a share i.e. 48Kanal 18 Marle 5 Sarsai i.e. per acre of said land i.e a total of 10091.35 square yards of developed area in exchange for a total consideration of Rs. 58,65,97,222/- (Rupees Fifty Eight Crores Sixty Five Lakhs Ninety Seven Thousand Two Hundred Twenty Two Only). The Developer has paid a sum of Rs. 4,40,00,000/- (Rupees Four Crore Forty Lacs Only) at the time of execution of the present agreement.


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Vijendra Pal Singh

VK & Sons Buildwell Pvt. Ltd.
Vijendra Pal Singh

Authorised Signatory

- A) The DEVELOPER has assured the LAND OWNERS that all the stipulations, obligations, terms and conditions in this Agreement would be faithfully and fully performed/complied with and the DEVELOPER further agrees and undertakes :-
- C) to file applications, declarations, etc. in the prescribed forms & to process and obtain necessary sanctions, permissions and approvals, as may be required from the Local/state Government and other authorities under the relevant laws for development of the SAID LAND.
- D) To identify and demarcate the LAND OWNERS share as stipulated in clauses above.
- E) To engage, at its own costs and expense, services of Architects, Engineers, Contractors and other employees as it may deem fit and necessary.
- F) To be responsible for compliance of all laws, rules, regulations and notifications during the time construction works are being carried out on the SAID LAND in terms of this Agreement.
- G) Not to take any loan upon the SAID LAND or to mortgage the SAID LAND

12. MISCELLANEOUS

- a) That in case any charge or deficiency is found in the title of the SAID LAND, the LAND OWNERS undertake to get the SAID LAND released from such charge and /or remove the deficiency within a reasonable period.
- b) The DEVELOPER shall have right to integrate additional land with the SAID LAND of the LAND OWNERS, either with any land already owned by it or with any land acquired by it either through outright purchase or on collaboration, on such terms as it may deem fit and the LAND OWNERS agree not to raise any objections or interfere in this. That the developer shall not out rightly sell/alienate/assign the entire project to any other person/company.
- c) The DEVELOPER shall have absolute right and authority, to sell, transfer, assign, deal in any manner with the plotted area which comes to the share of the DEVELOPER in terms of the present Collaboration Agreement and also to receive advance, earnest money, sale consideration and /or all other payments, as the case may be, as provided herein, in respect of the DEVELOPER'S share.
- d) This Agreement shall not be construed or understood to be a partnership, agency, contracting/sub-contracting or any other legal relationship between the LAND OWNERS and DEVELOPER, save and except what is specifically provided for under the terms of this Agreement.
- e) This agreement is irrevocable save and except in the circumstances specifically provided herein.
- f) That the developer shall be entitled to name the project and to market, advertise the project as well and the land owners shall have no role in the same.

VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Singh.

Authorised Signatory

13. REGISTRATION & ADDITIONAL CLEARANCES

- a) In the event this Agreement is required by law to be registered, then both Parties to this Agreement shall take all the required steps to get the same registered and all expenses relating to the said registration shall be borne and paid by the DEVELOPER.
- b) Non registration of this Agreement shall not absolve the respective obligations to be fulfilled by the LAND OWNERS and the DEVELOPER under this Agreement.

14. COMPLETE UNDERSTANDING

This Agreement represents the entire understanding between the Parties hereto with respect to the matters dealt herein and supersedes all previous understanding, agreement or arrangement.(express or implied) between the Parties in relation to the SAID LAND.

15. JURISDICTION

That the Disputes/ Claims, if any, arising out of this Agreement is subject to the jurisdiction of Courts at Gurgaon and the Punjab & Haryana High Court at Chandigarh.

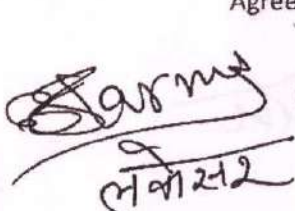
16. FORCE MAJEURE:

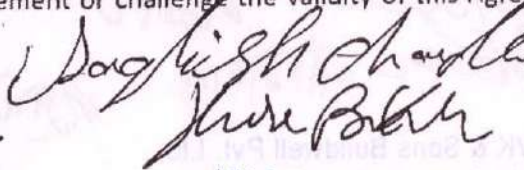
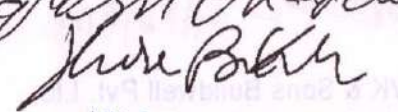
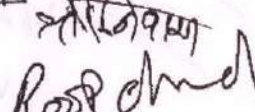
Non-performance by either of the parties of any obligation or condition required by this Agreement to be performed shall be excused during the time and to the extent that such performance is prevented, wholly or in part, by an event of Force Majeure of which notice has been given to the other party.

FORCE MAJEURE shall mean any event beyond the reasonable control of a Party, its contractors and subcontractors including but not limited to war, civil war, armed conflict, (whether, in all cases declared or undeclared and including the serious threat of same), invasion and acts of foreign enemies, riots, sabotage, blockades and embargoes, civil unrest, commotion or rebellion, any act or credible threat of terrorism, any act of God, lightning, earthquake, flood, storm, nuclear, chemical or biological contamination or explosion, plague, epidemic, theft, malicious damage, strikes, lock-outs or other industrial action of general application, any act of any Authority (including refusal or revocation of a license or consent), lockdown due to pandemic compliance with any law or governmental order, rule, regulation or direction, shortage of components, explosion, fire, destruction of machines, equipment, factories and of any kind of installation, break-down of transport, telecommunication or electric current.

17. TERMINATION

Subject to the terms and conditions of this agreement, Since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the license for the proposed Project, it is the condition of this Agreement that after execution of this agreement, the Parties / nominees, legal heirs shall not cancel/terminate/repudiate/rescind this Agreement or cancel/terminate/ revoke any powers of attorney given under this Agreement or challenge the validity of this Agreement under any circumstance, except in


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VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Singh

Authorised Signatory

terms of wilful breach or at any time assign any rights under this Agreement to any party. In such an eventuality, the Aggrieved Party besides other legal remedies available to it, shall be entitled to have this Agreement specifically enforced through a suit for specific performance at the cost and risk of the defaulting party. However, in the event the OWNERS:

- a) do not perform any act as asked by DEVELOPER including signing / execution of any document for the purpose of seeking/obtaining/ licence/assignments any approval for development from the State Govt. and its functionaries; or
- b) are not able to provide the complete or valid title of the SAID LAND to the DEVELOPER; or
- c) violate any provision of this Agreement executed between the parties; or
- d) are in breach of any of the representations and confirmations given in this Agreement

The DEVELOPER shall at its option have right of terminating this Agreement and seek immediate refund fees paid and expenses borne with respect to the License and other permissions for carrying out development over the SAID LAND in terms of this Agreement.

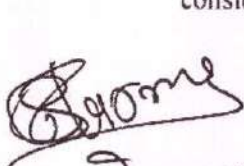
However, in case the Developer fails to perform its part, as per the time schedule described above, in that event the owner shall have right to Terminate the present Collaboration Agreement as per agreed terms.

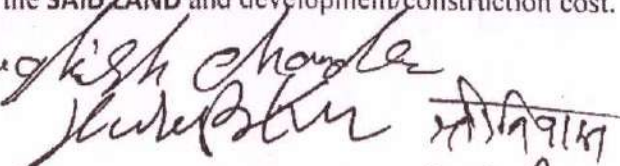
18. Conditions of Irrevocability:-

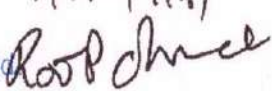
This Agreement shall be deemed irrevocable and binding upon all parties hereto and may not be revocable or rescinded by any party, except in the event of a material breach of the terms and conditions outlined herein. In the event of such breach, the non-breaching party shall have the right to revoke this Agreement, provided that the breaching party is given notice of the breach and fails to cure such breach within a reasonable period as specified in the Agreement. No termination shall be effective unless carried out in accordance with the provisions set forth for breach.

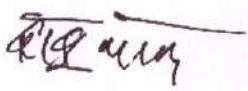
19. INDEMNIFICATION:-

Each of the parties agree to indemnify and keep the other Party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, proceedings, Arbitrations, assessments, costs and expenses (including, without limitation, expenses of investigation and enforcement of this indemnity and reasonable attorney's fees and expenses) ("Damages"), suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the failure of any representation or warranty made by the Indemnifying Party in this Agreement or in any confirmation delivered pursuant hereto to be true and correct in all material aspects as of the date of this Agreement or (ii) a breach of any agreement or covenant by the Indemnifying Party contained in this Agreement. The OWNERS and the DEVELOPER shall mutually indemnify and keep the other indemnified from and against any liability on account of income-tax, wealth tax or other tax liability and/or purchase consideration for the SAID LAND and development/construction cost.


English Chamber
लोकेश्वर


VK & Sons Buildwell Pvt. Ltd.
Vijender Pal Singh
Authorised Signatory


Rosh Chandel



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Rudy
Randy
Distt. Court, Gwalior

Sagdish Chander

Land Owners:

- (1) Sh. Babulal (2) Hari Prakash (3) Sh. Srinivas (4) Sh. Jagdish Chander

बबूलाल

Hari Prakash

श्री श्रीनिवास

- (5) Sh. Lokesar

लोकेश्वर

- (6) Sh. Roop Chand

रूपचन्द

- (7) Sh. Bhushan Sharma

Bhushan Sharma

DEVELOPER

M/s VK & Sons Buildwell Pvt. Ltd.

Mr. Bijendra Pal Singh

Bijendra Pal Singh
VK & Sons Buildwell Pvt. Ltd.

Authorised Signatory

VK & Sons Buildwell Pvt. Ltd.

Vijendra Pal Singh

Authorised Signatory

WITNESSES:

- (1) *Balpal Singh*

जयपाल नगरपालिका
ग्राम पञ्चकाल, पोखरी
जिला बुटवल (धरि)

- (2) *Ramesh*

मनोज शिवेय प्रकाश
Ramesh