

Non-Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/08/2018

Certificate No. G0X2018H1946



Stamp Duty Paid : ₹ 722500

GRN No. 37873755



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sunita Kumari

H.No/Floor : C121

Sector/Ward : 30

LandMark : Jal vihar

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 9811058564



Buyer / Second Party Detail

Name : Aviana Green Estates private limited

H.No/Floor : 303

Sector/Ward : 22

LandMark : Tower 1 beverly park plot no 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 9958389999

Purpose : STAMP FOR COLLABORATION AGREEMENT



3066
27/08/18

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

COLLABORATION AGREEMENT

STAMPS

: Rs. 7,22,500/-

Certificate No.

: G0X2018H1946

This collaboration agreement ("Agreement") is made at Gurugram on this 27th day August 2018

BY & BETWEEN:

Smt. Sunita Kumari W/o Sh. Ashok Kumar, having Aadhar Card No. 6820 8510 8192 R/o C-121, Jal Vihar, Sector=30, Gurugram, Haryana at present residing F-72, Raheja Atlantis, Sector 31-32A, Gurugram Tehsil & Distt. Gurugram (Haryana)(hereinafter referred to as "Land Owners", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include his legal heirs, successors, representatives and nominees) of the **FIRST PART**;

Aviana Green Estates Pvt. Ltd. (having CIN No. U70109DL2016PTC306330) a Company Incorporated under the provisions of the Companies Act, 2013, having its registered office at 303, Tower-1, Beverly Park, Plot No-2, Sector-22, Dwarka New

Sunita Kumari

Aviana Green Estates Pvt. Ltd.
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Director

प्रलेख न:3066

दिनांक:27-08-2018

डीड संबंधी विवरण

डीड का नाम **COLLABORATION
AGREEMENT**

तहसील/सब-तहसील **कादीपुर**

गांव/शहर **दौलताबाद**

धन संबंधी विवरण

राशि 36125000 रुपये

स्टाम्प ड्यूटी की राशि 722500 रुपये

स्टाम्प नं : 00x2018h1946

स्टाम्प की राशि 722500 रुपये

रजिस्ट्रेशन फीस की राशि 15000 रुपये

पेस्टिंग शुल्क 0 रुपये

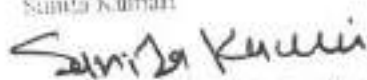
Drafted By: Ashok Kumar Goyal Adv

Service Charge:0

यह प्रलेख आज दिनांक 27-08-2018 दिन सोमवार समय 4:35:00 PM बजे श्री/श्रीमती /कुमारी
Sumita Kumari पत्नी Ashok Kumar निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता
Sumita Kumari



उपरोक्त पेशकता व श्री/श्रीमती /कुमारी Aviana Green Estates Pvt Ltd thru Thru Sushil Kaudinya OTHER हाजिर है। प्रस्तुत

प्रलेख के तथ्यों को दोनों पक्षों

से सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Ashok Kumar पिता Prabhu Dayal निवासी

F-72, Raheja Atlantis, Sec-31-32A, GGM व श्री/श्रीमती /कुमारी Shiv Kumar पिता —

निवासी adv GGM से की।

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

दिनांक 27-08-2018




उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

Delhi-110075, through its Director Mr. Sushil Kaudinya duly authorized vide Board Resolution dated 18th July 2018, (hereinafter referred to as the "Developer" which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns and nominees) of the **SECOND PARTY**:

The Land Owner and the Developer may hereinafter individually be referred to as the "PARTY" and collectively as the "**Parties**".

WHEREAS

- A. The Land Owner is Inter alia the absolute and lawful owner and is in peaceful physical possession of land bearing Khewat/Khata No. 657/798 Rectangle No. 80- Kila No. 1/2 (6-0), 10(8-0) and Khewat/Khata No. 663/804 Rectangle No. 1/1(2-0) field 3 total measuring 16 Kanal 0 Marla situated in the revenue estate of Village Daultabad Sub Tehsil Kadipur Tehsil & District Gurugram, Haryana, vide Fard Jamabandi for the year 2010-2011 (hereinafter referred to as the ("**Project Land**") as more particularly described in the **Annexure I** written hereto and highlighted in the Plan annexed hereto and marked as **Annexure II**:
- B. The Owner is desirous of developing the said Schedule Land into a Residential Multistoried Group Housing Project and Commercial Project (as per the Transit Oriented Development (TOD) policy dated 09th February 2016 and in accordance with the approvals and permissions received from the State of Haryana or central government as the case may be.
- C. The Owner has requested the Developer, a company engaged in the business of real estate promotion and development having experience of implementation and completion of residential condominiums, commercial complexes, to develop and construct a Group Housing Project over the said Project Land at its own cost and resources in a planned manner and in terms of rules, regulations and acts as applicable.

Sunil Kaur

Aviana Green Estates Pvt. Ltd.
Sushil Kaudinya

Director

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Reg. No.

Reg. Year

Book No.

3066

2018-2019

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Sunita Kumari

Sunita Kumari

दावेदार :-
Ltd

Kaudinya Kaudinya OTHERAVIANA Green Estates Pvt

गवाह 1 :- Ashok Kumar

Ashok Kumar

गवाह 2 :- Shriv Kumar

Shriv Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3066 आज दिनांक 27-08-2018 को बही नं 1 जिल्द नं 195 के पृष्ठ नं 16.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 135 के पृष्ठ संख्या 43 से 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा गैर सामने किये हैं।

दिनांक 27-08-2018

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उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



- D. The Owner has represented that the Schedule Land has a clear title and is free from all encumbrances, litigation, acquisition, charges, line or prior agreement (s) and that the owners themselves have not sold/allotted/allocated any portion of land or complete land to any members/outsider(s) for any purpose under violation of Urban Area Act, or even otherwise no rights or interest of any kind have been created relating to the subject land.
- E. The Owner further represented that the said Schedule Land is not subject to any covenants, restrictions, stipulations, easements, licenses, grants, exceptions or reservations or such other rights (whether legal or equitable the benefit of which is vested in any third party (ies), individually or otherwise, or any outsider, and there is no agreement to create the same.
- F. The Schedule Land or any part thereof is not affected by any notice of acquisition or requisition, and there are no claims from any authority, governmental or otherwise, with respect to the Scheduled Land. There is no restriction from the government or any other authority or development of multi-storied group housing in the said land.
- G. The Developer taking into consideration the representations made by the Owner and based on their strength, professional expertise and experience, has agreed to undertake development of the Schedule land/project as may be approved, including responsibility for planning, design, obtaining approvals, carrying out development and construction, arranging finances required for the same.
- H. The Parties hereto, for their mutual benefits, have agreed to collaborate with each other for development and construction of the Project and hereto reduce into writing the terms and conditions as agreed upon between them with the benign objective of avoiding any dispute or controversy whatsoever.

Sanjiv Kumar

Aviana Green Estates Pvt. Ltd.



Director



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

1. DEFINITIONS AND INTERPRETATIONS

1.1 Definitions

"Agreement" means this Collaboration Agreement, its schedules and annexure attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing.

"Applicable Laws" shall mean any statute, law, regulation, ordinance, rule, judgment, rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, whether in effect as of the Effective Date or at any time thereafter.

"Approvals" means any permission, approval, sanction, clearance, consent, letter of intent, the License, layout plans, building plans, order, decree, authorization authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development, marketing and sale of the Project, contemplated under this Agreement.

"EDC" shall mean the external development charges in respect of development of the Project;

"IDC" shall mean infrastructure development charges;

"IAC" shall mean Infrastructure Augmentation Charges

"Effective Date" means the date of execution of this Agreement.

Sunil Kumar

Aviana Green Estates Pvt. Ltd.
[Signature]

Director
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"Encumbrance" shall mean any right, title or interest existing by way of, or in the nature of sale, agreement to sell, including without limitation, any claim, mortgage, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-ownership, disposal of beneficial interest or any other interest held by a third party by way of allotment/allocation/apportionment or otherwise.

"Government Authority" shall mean any government or political subdivision thereof, or any ministry, department, board, authority, instrumentality, forum, agency, corporation, commission, court or tribunal whether central, state, local municipal, judicial, quasi-judicial or administrative of the Government of India or any state government and any other statutory/non-statutory authority.

"SPA" means the Special power of attorney to be executed by the Land Owner in favour of the Developer in respect of the Project on the schedule land substantially in the form annexed hereto and marked as **Annexure-III**.

"License" shall mean the license to be obtained from the Department of Town and Country Planning, Haryana (DTCP) or any other authority, government department, for development of the Project on the Project Land:

"Project" has the meaning Multi-storeyed Group Housing Project on the schedule land.

"Project Account" shall mean the bank account to be opened by the Developer in a reputed scheduled commercial bank wherein the entire receipts/sale proceeds, etc., and expenditures pertaining to Project shall be deposited and booked.

"Policy" Policy shall mean the policy as may be notified from time to time by the State of Haryana or any Central Government for "TOD Zone".

"Project Land" has the meaning given to it in **Annexure-I** herein above.

Sumit Lakshmi

Aviana Green Estates Pvt. Ltd.

(Signature)

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Director



"Representatives" means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.

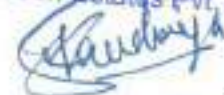
"TOD Zone" TOD Zone shall mean the Transit-Oriented-Development zone and shall be governed by Policy.

1.2 Interpretations: In this Agreement, unless the context requires otherwise:

- (i) Unless the context clearly indicates a contrary intention, a word or an expression denoting a natural person shall include an artificial person (and vice versa), any one gender shall include all other genders and the singular shall include the plural (and vice versa);
- (ii) Reference to any individual shall include his/her legal representatives, successors, legal heirs, executors and administrators;
- (iii) Reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section a schedule or an annexure of this Agreement;
- (iv) The recitals, schedules, annexure, appendices, if any, to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement;
- (v) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";
- (vi) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced;
- (vii) Reference to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and
- (viii) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting.

Symrakani

Aviana Green Estates Pvt. Ltd.



Director Page 6 of 24



2. PROJECT AND PROJECT LAND

- 2.1 The Project land/property shall mean and comprise of land measuring 16 Kanal 0 Marla situated in the revenue estate of Village: Daultabad Sub-Tehsil Kadipur, Tehsil & District Gurugram, Haryana, which is falling in Sector -103, Gurugram, Haryana.
- 2.2 That the Owners shall keep the Developer indemnified against losses, damages as may be caused to the Developer on account of any defects in the Owner's title to the project land or the existence of any encumbrances thereon, peaceful vacant possession of the land etc.
- 2.3 In pursuance of obligations assumed by Developer and subject to the terms of this agreement, the owners agree to make available the Schedule Land and accordingly place the same at the disposal of Developers, for the purpose of development and construction of a residential project on the Schedule Land, (hereinafter referred to as the Project) in terms of this Agreement.

3. CONSTRUCTION AND DEVELOPMENT OF PROJECT

- 3.1 The Parties have agreed to develop the Project on the Project Land in collaboration where under:
- (i) The Land Owner has delivered the vacant unencumbered, physical possession of the Project/Schedule Land free from all encroachments together with all its relevant title deeds to the Developers immediately on signing of this Agreement.
 - (ii) The Developer shall obtain the Sanctions, Approvals for construction and development of the Project including but not limited to letter of intent and the license from the DTCP, at its own costs, risks and expenses. The Land Owner shall, however, co-operate and provide necessary assistance to the Developer in this regard, including but not limited to execution and signing of relevant documents, applications, undertakings and affidavits etc. in the course of obtaining the Approvals. Any amount payable to the Government towards Scrutiny Fee's and other statutory

Sumita Kauri

Aviana Green Estates Pvt. Ltd.

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Director



dues shall be borne solely by the Developer and the Land Owner shall not be subjected to make any payments what-so-ever with regards to the Project, Government Charges, Penalties, etc.

- (iii) The Developer is authorized to plan, design, construct and develop the Project on the Project Land at its own costs and expense in accordance with policies, applicable laws, rules and regulations. However, the Developer while carrying out the activity of planning, designing and developing the Project, shall ensure that the maximum viable/optimum Space Index permitted under the relevant bye-laws is utilized. The space index utilized may be lower than the space index sanctioned under applicable policy, however the developer will build minimum 1,09,000 Sq.Ft. super area per acre or as permitted by the government authorities. The developer will make maximum possible use of available index subject to design limitation and other constraints which may arise at the time of execution of the project but to maximize to benefit of both the parties.
- (iv) Upon receipt of the requisite sanctions and approvals, as may be required to commence the construction work of the Project, the Developer shall undertake construction solely at its own costs and expenses.
- (v) The Developer has informed the Land Owner the entire project intended to be developed by the Developer, may contain land parcels of other land owners or developer himself. And the share in the Built-up Area shall be on pro-rata basis in context to entire project or as specifically agreed under the present.
- (vi) The Land Owner and the Developer shall share the built-up area of the Project in the manner as provided hereinafter in this Agreement.

3.1.1.1 Simultaneously with the execution of this Agreement, the Land Owner shall execute the SPA in favour of the Developer and its Representatives, authorizing the Developer and its Representatives to do all lawful acts and deeds necessary on his behalf, for the

Aviana Green Estates Pvt. Ltd.

Sumit Lakani

Director



development and execution of the project, deal with the project land in accordance with this Agreement and to give effect to this Agreement.

- 3.2 It is also agreed that the developer shall sign, execute and deliver all papers, documents, letters, affidavits, no-objection certificates, flat buyer agreement, authorizations, undertaking and take such other actions as may be required for purposes of application, approvals, permissions, construction, development, marketing of the Project in accordance with the Policy.
- 3.3 The Land Owners shall sign and deliver to the Developer all documents, as may be required to be signed by the Land Owner in his/their capacity as owner of the Project Land, for filing the various applications and for obtaining the building plans, and/or any other such licenses and approvals pursuant thereto for the construction and development of the Project.

Immediately after the License for the Development of the Intended Project is obtained by the Developer, the Developer shall ensure to submit Building Layout Plans / Layout Plans to the Concerned Government Authority within 30 days from the date of License and shall make best of his efforts to get the layout plans sanctioned within 90 days from the date of submission.

That after the Developer obtains approved layout / sanction plans, the Land Owner shall be allotted with its share in the said project and simultaneously the Land Owner shall execute a General Power of Attorney in the favour of Developer for any and all purposes.

- 3.4 Subject to the Policy, the Developer shall be free to develop the Project in such manner as it may deem fit. The Land Owner shall not prevent and/or cause any hindrance or obstruction in the designing, planning, construction, development, marketing of the Project by the Developer in any manner and shall provide all assistance and co-operation as may be required by the Developer in relation to the Project.

Sumit Kaur

Aviana Green Estates Pvt. Ltd.

(Signature)

Director



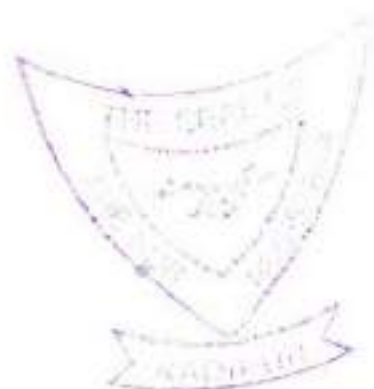
- 3.5 The Developers shall be entitled as may be considered appropriate by them, to make any modifications, changes or amendments in the building plans within the permissible framework of rules and bye laws at any point of time.
- 3.6 The developers shall secure all necessary permissions, approvals for installation of electric, water supply and sewerage connections in the proposed project within the stipulated period and the owners undertakes to extend full cooperation and facilitate all kinds of help in the interest of the project.
- 3.7 Owners shall fully cooperate with the Developers, in relation to the submission of necessary applications/building plans for approval and agree to sign and submit any applications, execute required documents for that purpose and shall execute appropriate power of attorney in favour of the Developers and/or its nominees, at the time of signing of this agreement.

4. CONSTRUCTIONS/COMPLETION

- 4.1 The Developers shall ensure that the project/buildings are duly constructed and completed in accordance with the approved building plans and the Developer shall ensure to use quality material for the purposes of construction of the said project.
- 4.2 The Developers shall commence development/construction work immediately on receipt of necessary License including approval of the building plans and complete the construction of the building and development work on the land in phases, spread over a total period of 60(Sixty) months from the date of license, subject to force majeure i.e.restraints/restrictions from authorities/courts and circumstances beyond the control of the developers and reasons attributable to the owners. It is Expressly agreed that in an event of any Force Majeure or any restriction of any nature due to which the development of the project gets hampered for any period exceeding 30 days, then the Developer

Singhla Karan

Ayiana Green Estates Pvt. Ltd.
Director



shall intimate the Land Owner in writing, regarding the said force majeure and tentative time of resolution of the said force majeure.

The time limit for obtaining license shall be 180 Days (One hundred and eighty days) from the date of signing of this agreement. In case the license is not issued within 180 days, this agreement shall stand cancelled and any money paid by the Developer to the Land Owner under this agreement shall be forfeited.

- 4.3 The Land Owners or anybody else claiming through or under them shall not cause any type of nuisance or interference in construction and development activities or in the day to day affairs of the Developers at the site or elsewhere.
- 4.4 For the purpose of this agreement the buildings shall be deemed to be complete when the developer completes the construction and obtains the completion/occupancy certificate from the competent authority. In case the project is not completed within Sixty Months from the date of Licence (as mentioned in clause 4.2 above), a penalty of Rs. 20/- (Rupees Twenty Only) per Sq.Ft. per month for the delay period.
- 4.5 The materials/specifications to be used for construction of the buildings shall be of first-class quality as may be decided by the Developers at its sole discretion. The materials, specifications used shall be uniform for the construction of all the buildings/areas including of the share of the owners.

5. COMPLETION CERTIFICATE

- 5.1 Developers on completion of the buildings shall duly apply for and obtain completion certificate of the Project buildings at their own cost. Efforts shall be made to obtain completion/occupancy certificates in parts/phases.
- 5.2 Developers alone shall be responsible and liable for any deviations made from the approved plans and shall bear and pay all charges, fees and penalties that may be demanded or incurred for regularization/or

Santika Kauri

Aviana Green Estates Pvt. Ltd.

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Director



rectification of any deviations. Owners will not have any share in the additional area built-up over and above the permissible area, wherein heavy penalties are paid by the developer. The Developer shall although ensure to provide the land-owner with his requisite share as per the agreement before taking possession of any additional area.

6. WORK'S FORCE

- 6.1 Developers shall ensure to employ adequate number of qualified engineers, architects, consultants, skilled and unskilled workers, to ensure the due completion of the construction of the buildings under the terms of this agreement.
- 6.2 It will be the obligation of the Developers to abide by all statutory provisions regarding the employment of the workers and payment of their wages/dues in time.
- 6.3 In case any claim is made by any worker or employee or any government / semi-government authority or by any third person / entity against the Owners, including but not limited to, the construction of the buildings, then the Developers will keep the owners indemnified from such claim/liabilities.
- 6.4 In the event any injury is caused to any persons or property then the Developer alone will be responsible for the consequences and damages if any, and in case the Owners are made liable to pay any amount on this account, then the Developers shall be liable to compensated for the same and the developer shall make any liabilities, on behalf of the owners directly. The Developers shall keep the Owners indemnified in this regard on actual basis.

7. COSTS

- 7.1 All costs and expenses including the fees of the Architects, Engineers, consultants and staff/workforce of the Developers for the preparation of layout/building plans and obtaining of approvals including payment of

Sunil Kamal

Aviana Green Estates Pvt. Ltd.
[Signature]

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Director



submission fees, scrutiny fees conversion and license fees, shall be borne and paid by Developers.

- 7.2 All costs and expenses relating to internal development of the Schedule/Project Land and construction of the proposed project building including costs of materials, inputs, labour, supervision, installation of electric substations, transformers, generators, lifts, fire fighting equipments, any facilities amenities as approved shall be borne and paid by the Developers.
- 7.3 All costs on obtaining completion certificate of the project buildings including any penalties/compounding charges shall be paid by the Developers.
- 7.4 That the Developer shall be entitled to get the refund of all fees, any security deposit and other charges of whatsoever nature deposited by the Developer with various statutory authorities for seeking/obtaining various approvals, permissions etc. for the development of the Project from Government or other statutory authorities.
- 7.5 That in case any amount/fee deposited with the government/any other authority is refunded to the Owners, the same shall be returned to the Developer within 10 days of receipt of the same and in the event of any delay beyond this period the Owners shall pay interest @18% per annum on the amount so received from the date of expiry of 10 days, till actual payments.

8. ASSURANCES/REPRESENTATIONS

- 8.1 The Owners have assured to the developers, that the land owners have not entered into any type of transaction in respect of any part of the Schedule/project land with any third party and that the project land is free of any encumbrances, charges, lien and litigation etc. thereon. That the land owners shall also in future, not do any act or omission that makes the land objectionable for issue of license or create any hindrances in execution of the project.

Aviana Green Estates Pvt. Ltd.



Syntia Kaur

- 8.2 In case any type of obligations/liabilities to third parties have been undertaken by the Owners with reference to the project land, the same shall be met and discharged by the Owners and the Developers shall be kept indemnified by the Owners against any such objections/liabilities.
- 8.3 The Owners have assured the Developers that their right, title and interest in the Project land is and shall remain absolute, subsisting and marketing. The owners agree to get any defects in their titles to the project land rectified at their own cost and to keep the Developers indemnified against any losses, damages as may be caused to the developers.

9. INDEMNITIES

- 9.1 Developers shall observe and comply with all rules, regulations, terms and conditions of license, building plans and other statutory provisions. Developers shall keep the owners indemnified against any losses, damages and consequences arising out of the violation of statutory provisions, and conditions of License.
- 9.2 All claims whatsoever made by any party concerned with construction by the Developers including suppliers of materials, equipment's to be used in the constructions and completion of the scheme/buildings under this agreement shall be borne and paid by the Developers. The Developers shall keep the Owners fully indemnified against all such claims and demands whatsoever.
- 9.3 Owners shall keep the Developers indemnified against losses, damages as may be caused to the Developers on account of any defects in owners' title to the Schedule/project land or the existence of any encumbrances thereon.
- 9.4 That the Developer shall ensure that entire development, sale and delivery of the project shall be in accordance with the statutory norms and / or any law in force at any such time during the persistence of the agreement and in an Event of any penalty, fees, etc. is levied upon the owner in respect to the above detailed land or the development works

Sunil Kumar

Aviana Green Estates Pvt. Ltd.
[Signature] Page 14 of 24

Director



thereof or the sale of the inventory thereof, then the developer shall be solely responsible for the same and shall always keep the Land Owner indemnified from any such liability or penalties, if any, imposed.

10. BANK GUARANTEES AND LOANS

10.1 Any bank guarantees required for payment of external development charges, carrying out internal development or any other obligation required by any authority, shall be furnished by the Developers, all costs, expenses including any margin money to obtain any bank guarantee in this regard shall be met by the Developers. In case any collateral security is required to be furnished to the bank/financial or other institution, for issuing/obtaining the bank guarantee, loans or other facilities for the project, the same shall also be provided by the Developer at his own responsibility. That no charge or lien shall be created on the Land of the Land Owners till issuance of General Power of Attorney by the Land Owner. Although, there shall however be no liability on the Owners for repayment of loans or any interest thereon and the Developers shall keep the owners indemnified against any claims on account of loans and interest.

11. Development Charges (EDC/IDC)

11.1 Developer hereby undertake to pay the applicable EDC, IDC and IAC in the developed/salable area in the project, as contemplated herein below. The EDC, IDC and IAC for the owner's share shall be paid by the owners, on actual basis, in case they retain their share of the area. In case of sale the EDC, IDC and IAC shall be recovered from the customers by the developer.

12. SHARING OF AREA

12.1 That the Project is being intended to be developed on multiple parcel of land and the share of the Land Owner shall be computed on pro-rata basis and under any circumstance the same shall not be less than an area of 32700 sq ft super area in our share per acre. Both the parties shall share the Built-up Area in the following manner:-

Sumita Kaur

Aviana Green Estates Pvt. Ltd.

Sanjay

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Director

- a) First Party 30% Land Owners,
- b) Second Party 70% Developer

12.2 Both the parties shall share the common area in commercial residential utility etc developed in the project in similar ratio.

13. SECURITY DEPOSIT

13.1 In consideration of the Land Owner granting to the Developer the rights to develop the Project Land, deal with the developed area of the Project subject to the terms of this agreement, the Developer shall deposit a guarantee with the Land Owners of an amount equal to Rs. 1,00,00,000/- (Rupees One Crore Only) per acre on non-returnable basis.

13.2 The payment of non refundable interest free deposit by the developer shall be made in 3 (three) installments as below:-

- 1- On signing of the agreement Rs. 15,00,000/- per acre i.e Rs.30,00,000/- (Rupees Thirty Lakh Only) vide Cheque No. 747038 dated 20-08-2018 drawn on Indian Bank.
- 2- On receipt of Letter of Intent Rs. 45,00,000/- per acre
- 3- On receipt of license Rs. 40,00,000/- per acre

That the second and third installments of non-refundable deposit shall be paid within 15 days of receipt of LOI and License.

14. CONSIDERATIONS

14.1 The consideration on the part of the Owner shall be project land only and the same shall be provided by Law Owner free of any charges and other obligations undertaken by them under this agreement for development and construction of the said project.

14.2 The consideration on the part of Developers in terms of this agreement includes but shall not be limited to, obtaining of all approvals, carrying out development and construction of the project building at their own cost and all sums of money spent by them in connecting with the said

Sunil Kumar

Aviana Green Estates Pvt. Ltd.
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project including scrutiny fee, license fee and conversion fees, furnishing of bank guarantees etc. with the authorities concerned, the consideration on the part of Developers also includes obtaining of completion certificate of the project building. In succinct, it shall be responsibility of the developer to provide a completed project in all respects, on the project land.

15. MARKETING / SELLING

15.1 That subject to provisions of this agreement the marketing rights in respect of the developed/salable area of the share of the developer in the project shall exclusively lies with the Developer. The Developer itself or through its associate shall be exclusively responsible for the marketing and selling of the entire developed/saleable area, falling to its share, in the project in its own brand name. All costs related to marketing including brokerage, advertisements and publicity shall be met independently by the Developer. In an event of sale of any salable area of the Land Owner through the Developer, then the Developers, shall charge requisite fee/charges from the sale proceeds of the developed area, from the Owners, in respect of any sale of Owners share in the developed area @ of the Commission paid to broker as per prevailing market rates as marketing cost. The Owners undertakes to pay to the Developer all such fee/charges.

15.2 That the all sale proceeds shall be received by the Developer at the first instance and thereafter, the Developer shall release the payment to the Owner in respect of their sale of the area within 10 days of the receipt of such payments on actual basis. The Land Owner shall be although free to sell its share in the project to any third party at its own will and efforts, but the Land Owner shall always ensure to sell its share at fair market price not below the developer selling price, of the said salable area. The application forms, builder buyer agreements, brochures, etc. of the developer shall only be used by the land owner for sale of the area falling to its share and the entire sale proceeds shall be routed through developer only.

Sanjiv Kumar

Aviana Green Estates Pvt. Ltd.

[Signature]

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Director



15.3 All necessary documents/agreements, conveyance deeds for booking/sale/leasing shall be prepared by the Developers to maintain uniformity of general terms including the maintenance of the buildings.

15.4 The land owner shall sell their share in the project only through the developer till the completion of the project.

16. MAINTENANCE OF THE COMPLEX

16.1 All the common areas and facilities of the scheme/buildings shall be maintained by the Developer and/or their nominees till taken over by the body/association of the buyers under the Haryana Apartment Ownership Act or otherwise. All the buyers of the areas allocated to both parties shall pay maintenance charges, replacement fund, security deposits etc. at such rates as may be fixed by the Developers and/or an association of buyers, as the case may be. The land Owners shall pay the maintenance charges if any part of the salable area is retained by them.

17. TAXES

17.1 All types of tax liabilities or any other type of financial obligations of the Owners with reference to the project land which might so far have been incurred by them shall be met and discharged by the Owners. The Owners undertake to keep the Developers fully and completely harmless and indemnified against any such liability or financial obligations of the Owners. The Owners and or buyers of their share of areas shall also be liable for all taxes including property taxes, charges, levies or any outflows in respect of their share of areas in the project from the date of making offer of possession of areas by the Developers including but not limited to GST and other taxes as applicable on sale.

17.2 The parties shall be individually liable for all taxes including property taxes, charges, levies or any outflows in respect of their share of areas in the project from the date these are levied made applicable and might be passed on to the buyers as may be decided between them.

Sunil Kumar

Aviana Green Estates Pvt. Ltd.

[Signature]

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Director



18. SPECIAL POWER OF ATTORNEY (S.P.A)

18.1 Simultaneously on execution of this Agreement the Owners shall execute a registered Power of Attorney in favour of the Developer and/or its nominee, inter-alia, incorporating therein, the powers including but not limited to:

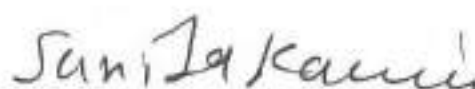
- (i) To enter upon the land and take all action for the purpose of development and construction of the project.
- (ii) To apply to the Governmental/statutory Authority(ies) for obtaining all necessary permissions/approvals/sanction and/or any modification in connection with the layout plans and any permission that may be required for the purpose of execution and development of the project.
- (iii) Construction and development of the project.
- (iv) To apply and obtain occupation certificate and completion certificate in respect of the project.
- (v) Conduct advertising for launching/promotion of the Project, Register under RERA.
- (vi) Implementation of the development rights in respect of the Project Land.
- (vii) To make application with the concerned authority(ies) for refund of any excess fee/charges, security deposit etc.

18.2 The Special power of Attorney shall be irrevocable and the Developer shall be entitled to appoint one or more substitutes under them for the exercise of all the powers and authorities under the Power of attorney. The power of attorney shall also authorize the developer to enter into and sign the Joint Venture Agreement with third party. That the Land Owner shall also execute a general power of attorney in favour of the developer post allotment of the salable area falling to its share, upon receipt of approved building plan.

Aviana Green Estates Pvt. Ltd.



Director





18.3 The said Special Power of Attorney shall also contain the right to sub-delegate all or any of the powers. The Power of Attorney will also include the right to initiate/defend legal cases for the protection of the titles and the possession of the said Project Land, However, in case it is found necessary that certain application(s), letter(s) or document(s) is/are to be signed and executed by the Owners for obtaining any requisite approval/permissions, the same shall be signed by the Owners without any demur or delay.

Provide that the said Power of Attorney shall be subject to the terms of this Collaboration Agreement/Joint Development Agreement and if there is anything contrary to this Agreement, the terms of this Agreement shall prevail.

19. POSSESSION/TITLE DEEDS

18.1 The Owners have delivered vacant unencumbered physical possession of the Schedule/Project land together with all its relevant title deeds to the Developers immediately on signing of this Agreement.

18.2 The developers shall be entitled to run site office and put up hoardings on the project land immediately on the signing of this Agreement.

20. RAISING OF LOANS/FINANCE FOR CONSTRUCTION

The land owners shall permit the developer to obtain loans, raise finance, obtain bank guarantees from banks for the purpose of development and construction of the project post execution of the General Power of Attorney. The developer shall be free to mortgage their share in the project to obtain any kind of fund/non fund based facilities from banks and financial institutions and the Land Owner shall be always kept indemnified by the Developer.

21. GENERAL

21.1 The name of the project shall be decided and finalized by the Developers.

21.2 This agreement contains all the term and conditions that have been agreed to between the parties. On the execution of this agreement. Or other documents,

Sunil Kumar

Aviana Green Estates Pvt. Ltd.

[Signature]

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Director



offers and proposal contained in other documents which are not expressly made a part of this agreement shall be deemed to have been cancelled and are not to be referred to or relied upon in any way or used for purpose of interpreting the terms of this agreement and the rights of the parties hereunder.

- 21.4 No amendment or modification in this agreement shall become operative or binding on the parties unless they are agreed to do in writing by authorized representatives of each party and such writing are expressly stated and accepted as being an amendment to the agreement through a supplementary agreement.
- 21.5 If any provision of this agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonable in consistent with the purpose of this agreement and to the extent necessary to confirm to applicable law and remaining provisions of this agreement shall remain valid and enforceable in accordance with their terms. Similarly, if any terms and conditions are required to be added in compliance of the rules and regulations of government or the terms and conditions of letter of Intent, or requirement of any govt. department, such terms and conditions shall be added in agreement by both the parties.
- 21.6 The Owners and the Developers have entered into this agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership or as a joint venture or as a agency between the owners and the developers nor shall be owners and the developers in any manners construe it is an association of persons unless and except to the extent specifically recorded herein. Parties shall be liable for their own capital gains and income tax and any other tax liabilities each party shall keep the other indemnified from and against the same.
- 21.7 Neither party shall be deemed to have waived any right under this agreement, unless such party shall have delivered to the other party a written wavier signed by that party or a duly authorized person no delay or omission in the exercise of any right or remedy shall be construed to be waiver of any default

Sunil Kumar

or acquiescence therein or of the right thereafter to enforce such right or remedy.

- 21.8 The provisions of this agreement shall ensure to the benefit of and be binding on the parties and their respective successors and legal heirs (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger or acquisition of any party or death of individuals) and legal representatives.
- 21.9 The Parties to this agreement agree that, to the extent permitted by laws, the rights and obligations of the parties under this agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting party.
- 21.10 All communications/notices between the parties shall be sent through e-mail communication post at the addresses of the parties given above or against receipt by hand and the letters and notices sent to the parties on the address given above shall be deemed to have been delivered to the parties.
- 21.11 This Agreement is subject to all relevant Force Majeure clauses.
- 21.12 That as considerable expenditure, efforts and expertise are involved in getting the LOI, license and NOC/approvals for development of the Project on the said Project land, it is the condition of this agreement that after obtaining the license, the Owners shall have no right to cancel or back out from this agreement. In such eventuality the Developer besides its other rights will be entitled to get this agreement enforced through Court of Law by specific performance at the sole costs and risk of the Owners.
- 21.13 The project shall always be developed in compliance with RERA and / or any other applicable law in force and in an event of any breach by the developer, the same shall be its own responsibility and under no circumstances land owner shall be held responsible

Sumit Kumar

Aviana Green Estates Pvt. Ltd.



Director

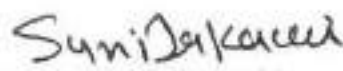


22. ARBITRATION

- 22.1 Disputes, if any, that may arise between the parties with respect to this agreement, or interpretation of terms, or its performance or execution shall be settled by reference to arbitration under the provisions of Arbitration and conciliation Act 2013 or its amendment. The venue of the arbitration shall be Gurugram, Haryana.
- 22.2 Parties to the Agreement have fully understood the content of the Agreement. Each part of the Agreement has also been made to understand to all the parties in vernacular language also the parties have put their hands (signature and/or thumb impression) while fully understanding the contents of the Agreement even in vernacular language.
- 22.3 That the courts at Gurugram shall have the jurisdiction in all the matters arising/touching out of and/or concerning this Agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed by their Directors/authorized representative on the date and years first hereinabove written.

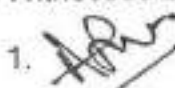

DRAFTED BY
Asmita Goel, ADVOCATE
DISTT. COURT, GURGAON (HR.)
MOB.: 9999005290


Signed and delivered by


Signed and delivered by

Authorised Signatory

Witnessed by

1. 
Ashok Kumar s/o Sh. Parbhu Daga
F-72 Raheja Atlantic
Sec-31-32-A Gurugram

2.

Aviana Green Estates Pvt. Ltd.

Director


Shiv Kumar Singh
Advocate
Distt. Court, Gurugram



ANNEXURE-I

Land bearing Khewat/Khata No. 657/798 Rectangle No. 80- Kila No. 1/2 (6-0), 10(8-0) and Khewat/Khata No. 663/804 Rectangle No. 1/1(2-0) field 3 total measuring 16 Kanal 0 Marla situated in the revenue estate of Village Daultabad Sub Tehsil Kadipur Tehsil & District Gurugram, Haryana, vide FardJamabandi for the year 2010-2011

NAME	AREA
	Kanal -Marla
1.Sunita Kumari	16 00

Sunita Kumari

Aviana Green Estates Pvt. Ltd.



Director



Certificate No. G0R2023E1637
GRN No. 102404783



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Aviana green estates Pvt ltd
H.No/Floor: Na Sector/Ward: Na LandMark: Na
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 98*****64

**Buyer / Second Party Detail**

Name: Sunita madan
H.No/Floor: Na Sector/Ward: Na LandMark: Na
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 98*****64

Purpose: ALLOCATION AGREEMENT

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

ALLOCATION AGREEMENT

This allocation agreement is being executed at Gurugram on 19th
May 2023 between:

Smt. Sunita Madan wife of Shri Ashok Kumar resident of C – 121,
Jal Vihar, sector – 30, Gurugram at present residing at F – 92,
Raheja Atlantis, sector – 31 – 32A, Gurugram hereinafter referred
to as the **owner**, which expression shall be deem to include her
legal heirs, assigns, representatives and successors as well

Aviana Green Estates Pvt. Ltd.

Authorised Signatory

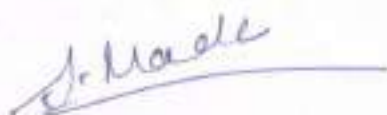
AND

Aviana Green Estates private limited, a company duly incorporated under the provisions of the Companies act 2013 having its registered office at 303, Tower – 1, Beverly Park, plot – 2, sector – 22, Dwarka, New Delhi through Mr. Amarjeet Dhillon (authorised to enter upon this agreement vide resolution passed on 18-05-2023 copy of resolution attached herewith as **annexure – 1**)

hereinafter referred to as the **developer** which expression shall deem to include, unless repugnant to context, its administrators, assigns, successors, representatives, as well

WHEREAS:

1. The owner is absolute and lawful owner of land measuring 16 kanal situated in the revenue estate of village Daultabad sub Tehsil Kadipur, Tehsil and district Gurugram. The details of the aforementioned land have been mentioned in **annexure – 2**. Hereinafter referred to as the said land.
2. That vide registered collaboration agreement bearing vasika number 3066 dated 27 August 2018, entered upon between the owner and the developer, it had been agreed that the

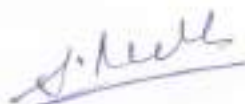


Aviana Green Estates Pvt. Ltd.

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developer shall be developing the said land as a group housing colony (as per Transit Oriented Development policy).

3. That in pursuance of the aforementioned collaboration agreement, the developer has obtained a licence bearing number 97 of 2021 dated 12th of November 2021 for development of a group housing colony (**said project**). The aforementioned license includes the said land as well as land of certain other owners.
4. The developer has named the said project as "*Chintamani's*". The said project has also been registered, by the developer, before HARERA at registration number 19 of 2023. As per the aforementioned registration, total FAR of 44, 483.73 m² has been sanctioned (Residential-44,399 sq mt+84.73 sq mt) spread over 4 towers +1 tower of EWS consisting of 312 residential units, 56 EWS units and 5 commercial units.
5. That in terms of the collaboration agreement dated 27th of August 2018, clause 12 thereof, the owner is entitled to 30% share in the built-up area of the said project, in proportion to land of the owner.



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6. That the developer has represented that the building plans of the said project have been sanctioned by the concerned authority vide memo number ZP-1521/JD(NK)/2023/1279 Dated 13-01-2023.
7. That in pursuance of the said collaboration agreement, in compliance of the terms relating to the share of the owner and that of developer in the said project as well as considering the stage of the project the parties hereto have decided to earmark and identify the units to be allocated to the owner said project, as per share of the owner. Accordingly, this allocation agreement is being executed.
8. That as far as the units falling to the share of the owner are concerned, the terms of this allocation agreement shall prevail upon the terms of the collaboration agreement. Regarding any aspect of the rights and liabilities of the parties, share of the owner and that of developer or any other aspect relating to the development of the said project, the terms of present allocation agreement shall always take preference against the terms of the collaboration agreement.



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**NOW THIS ALLOCATION AGREEMENT WITNESSES AS
UNDER:**

1. That the following units/apartments, to be built up in the said project, have been mutually agreed to be falling to the allocation and share of the owner:

S.No.	Tower	Type of Unit	Floor	Carpet Area (in sft)	Super Area (in sft)	Unit No.
1	Rio	4 BHK	2nd	1459	2516	A-203
2	Rio	4 BHK	4th	1459	2516	A-403
3	Rio	4 BHK	5th	1459	2516	A-502
4	Rio	4 BHK	7th	1459	2516	A-702
5	Rio	4 BHK	14th	1459	2516	A-1404
6	Rio	4 BHK	16th	1459	2516	A-1601
7	Rio	4 BHK	17th	1459	2516	A-1701
8	Rio	Penthouse	22nd	2319	5033	A-2201
9	Rio	Penthouse	22nd	2319	5033	A-2204
10	Maggie	3 BHK	2nd	1227	2355	B-204
11	Maggie	3 BHK	3rd	1227	2355	B-304
12	Maggie	3 BHK	4th	1227	2355	B-404
13	Maggie	3 BHK	5th	1227	2355	B-501
14	Maggie	3 BHK	5th	1227	2355	B-504
15	Maggie	3 BHK	8th	1227	2355	B-801
16	Maggie	3 BHK	10th	1227	2355	B-1004
17	Maggie	3 BHK	15th	1059	2037	B-1503
18	Maggie	3 BHK	16th	1059	2037	B-1602
19	Maggie	3 BHK	16th	1227	2355	B-1604
20	Maggie	3 BHK	17th	1059	2037	B-1702
21	Maggie	3 BHK	18th	1059	2037	B-1803
22	Maggie	Penthouse	20th	1750	4076	B-2002
23	Condor	3 BHK	2nd	1012	1845	C1-201
24	Condor	3 BHK	2nd	1016	1875	C1-204
25	Condor	3 BHK	3rd	1016	1875	C1-304
26	Condor	3 BHK	6th	1012	1845	C1-601

S. Macleus

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27	Condor	3 BHK	14th	1012	1845	C1-1402
28	Condor	3 BHK	15th	1012	1845	C1-1501
29	Condor	3 BHK	16th	1012	1845	C1-1602
30	Condor	3 BHK	16th	1016	1875	C1-1603
31	Condor	3 BHK	17th	1016	1875	C1-1704
32	Condor	3 BHK	18th	1016	1875	C1-1804
33	Kestrel	3 BHK	7th	1016	1875	C2-701
34	Kestrel	3 BHK	10th	1016	1875	C2-1002
35	Kestrel	3 BHK	11th	1012	1845	C2-1103
36	Kestrel	3 BHK	12th	1012	1845	C2-1204
37	Kestrel	3 BHK	14th	1012	1845	C2-1404
38	Kestrel	3 BHK	15th	1012	1845	C2-1503
39	Kestrel	3 BHK	16th	1012	1845	C2-1604
40	Kestrel	3 BHK	16th	1016	1875	C2-1602
41	Kestrel	3 BHK	17th	1016	1875	C2-1701
42	Kestrel	3 BHK	18th	1012	1845	C2-1803
43	Kestrel	Penthouse	20th	1593	3682	C2-2004
				52522	99594	

All the aforementioned apartments have been referred, jointly and severally, as the **said apartments**. That the total area of said apartments is 52522 square feet (Carpet area) & 99594 Square feet (Super area). The said apartments include, 43 (Forty Three) Number of car parking bays, each bay to accommodate 2 car parkings through Mechanized parking, proportionate share in the land underneath the project, proportionate share in common areas and facilities and all other rights, title and interest, easements, appertuent rights which by way of law, rules, policy, Pres and practice are

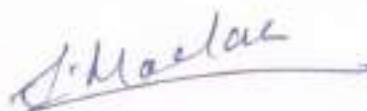
P. Madan

Aviana Green Estates Pvt. Ltd.

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Authorised Signatory

attached with any apartment located in a group housing colony.

2. That as far as the commercial units are concerned, the share of the owner in the commercial units has been adjusted in the units allocated in the residential area.
3. The building plans of the said project have been shared by the developer with the owner by providing copies thereof. That the said apartments have been earmarked in the copies of the building plans as well and have been signed by both the parties hereto.
4. That with the execution of the present allocation agreement, the developer has issued allotment letters pertaining to each apartment, to the owner. All these allotment letters have been issued in the name of owner herself. Simultaneously, with the execution of this allocation agreement, the developer has further issued Apartment buyer agreement/agreement for sale pertaining to each apartment and these apartment buyer agreements have also been issued in the name of the owner herself.



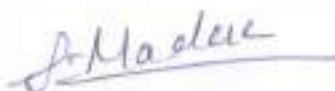
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5. As the said apartments have been allocated in the name of the owner in terms of the collaboration agreement, there is no separate sale consideration payable by the owner to the developer in context of the said apartments. Accordingly, in the allotment letters as well as the Apartment buyer agreement, the column of sale consideration has been filled accordingly i.e. no separate sale consideration payable and allotment made in terms of the said collaboration agreement.
6. That no extra charges that is all charges over and above the basic sale price, shall be payable by the owner in context of the said apartments. The only liability in context of the said apartments, which may befall upon the owner shall be of making payment of the maintenance charges and the development charges, only.
7. That the details of the amounts which are payable by the owner towards the external development charges, internal development charges and infrastructure augmentation charges are:

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Mutually agreed Due Date	EDC (in Lacs)	IDC (in Lacs)	IAC (in Lacs)	Total (in Lacs)	Contribution of Mrs. Sunita Madan w/o Intt. (in Lacs)	Intt. Amount (in Lacs)	Total Contribution of Mrs. Sunita Madan (with Intt.) in Lacs
31-01-2024	211.25	245.85	147.00	604.10	86.51	12.37	98.88
31-01-2024	588.17	-	146.79	734.96	105.25	8.82	114.07
31-05-2024	561.30	-	-	561.30	80.38	5.07	85.45
31-05-2024	531.94	-	-	531.94	76.17	0.25	76.42
31-05-2024	503.82	-	-	503.82	72.15	(4.13)	68.02
Total Amount	2,396.48	245.85	293.79	2,936.12	420.45	22.39	442.85

8. That the owner shall be fully entitled, to sell, alienate, transfer, gift, to create third-party interest in the said apartments, as per her sole discretion. Transfers et cetera if any made by the owner shall be acknowledged and recorded by the developer in its records. In case the transferee of the said apartments requires any sort of assistance of documentation et cetera then the developer shall be bound to

S. Madan

Aviana Green Estates Pvt. Ltd.

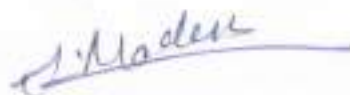
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Authorised Signatory

provide the same. In case the transferee of the said apartments requires any documentation or any other assistance or NOC for availing a loan facility for making the payment of consideration for such transfer, then the developer shall be liable to provide such assistance, forthwith the first transfer of units falling to the share of the owner shall be free of transfer/administrative/other charges, by the developer.

9. That the maintenance charges shall be payable by the owner only with regard to the occupied apartments. The maintenance charges shall be payable only after offer of actual physical possession of the said apartments and only if said Apartment are fully complete and in a habitable condition.
10. In case any Apartment falling to the share of the owner is transferred, sold, gifted et cetera on the basis of allotment letters/Apartment buyer agreement, then at the relevant stage of the project, the developer shall be liable to execute conveyance deed/sale deed of such Apartment in the name of

Aviana Green Estates Pvt. Ltd.

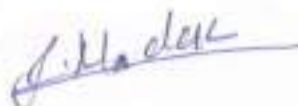

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the transferee. However, the cost and expenses of the execution and registration of the deed shall be borne by the transferee itself.

11. The owner shall also be entitled to encumber the said apartments by creating a charge thereupon or by creating mortgage thereupon as the case may be. If any documentation is required in this regard then the developer shall be bound to provide the same.
12. That the area which has been allocated to the owner by way of this allocation agreement is in terms of the area as mentioned in the sanctioned plans/HARERA regd. certificate of the project.
13. As already stated the license on the basis of which the said project is being developed by the developer has been obtained not only upon the land of the owner but upon other land as well. In these circumstances the allocation of the said apartments in towers/building constructed upon Killa numbers which may or may not be different from the Killa numbers of the land of the owner, is acceptable to both the parties

Aviana Green Estates Pvt. Ltd.



Authorised Signatory

hereto. Both the parties acknowledge the fact that a single group housing colony is being constructed upon a large tract of land which includes the land of the owner and accordingly the location of the apartments falling to the share of the owner may not be necessarily upon the land of the owner. However, if due to the aforesaid circumstances or for any other reason whatsoever, a necessity arises for execution of conveyance deeds/sale deeds of the apartments falling to the share of the owner (in favour of the owner) then the developer shall be obligated to do the same at the request of the owner at the cost and expenses of the owner herself.

14. In case the owner wishes that the apartments falling to her share sold by the developer, the developer shall be obligated to do so. The sale consideration received in context of the said apartments shall be directly taken in the name of owner herself and Brokerage & other marketing charges payable against the said apartments will be paid as mutually decided between both the parties.

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Aviana Green Estates Pvt. Ltd.

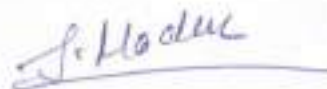
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Authorised Signatory

15. That the developer shall ensure that the plans of the said project are not changed so that the location of the said apartments is not disturbed. However, if on account of policy changes a legal necessity arises for a change in the plans of the project which results in change in the location of the apartments of the owner, then new apartments shall be allocated to the owner for displaced apartments, with mutual consent of both the parties hereto.
16. That the developer shall ensure that all facilities are provided to the said apartments, as are provided to any other Apartment in the project including but not limited to provision of electricity, water, sewerage et cetera. It is clarified that the terms of this allocation agreement shall prevail upon the terms of the Apartment buyer agreement/agreement for sale wherever there is a contradiction or wherever preference is sought.
17. That the developer shall further ensure that the construction of the Apartment is up to standards and that quality materials are used therein.

For AVIANA GREEN ESTATES PVT. LTD.



Authorized Signatory



18. That all the apartments which have been allocated to the owner, shall have all basic electrical fittings, plumbing, kitchen sink, granite in kitchen and all other equipments, internal fittings et cetera as are being provided by the developer to any standard Apartment being constructed in the said project.
19. That the owner shall be entitled to use the club, if any, constructed in the said project without making payment of any Club membership charges. In case any Apartment is sold by the owner then the owner shall be entitled to retain the club membership charges from the transferee/buyer.
20. The owner shall also be entitled to use all, common areas and facilities of the said project in fair and equitable manner.
21. That in case there is a delay in offering the actual physical possession of completed apartments falling to the allocation of the owner by 10th November 2026 from the date of execution of this allocation agreement then the owner shall be entitled to a penalty amount of rupees 20 Per square feet



Aviana Green Estates Pvt. Ltd.


Authorised Signatory

of the entire area of the apartments which are under ownership/entitlement of the owner at the aforementioned point of time.

22. That in case the developer avails any financial assistance/loan or creates any charge et cetera for developing the project by way of mortgaging entire project land, then the developer shall be bound not to encumber the apartments allocated to the owner, the developer shall not create a charge or the upon the apartments allocated to the owner. That if any such financial assistance/loan/charge et cetera is taken by the developer then the developer shall be solely liable to discharge such liabilities. The owner shall not be liable towards the same in any manner or capacity, whatsoever. The apartments allocated to the owner shall also not be liable towards discharging such liabilities taken by the developer. The developer shall keep the owner saved and indemnified, towards action, if any taken on account of any default committed by the developer either in reimbursing the loan/charge/lien/encumbrance etc or towards any 3rd party



Aviana Green Estates Pvt. Ltd.



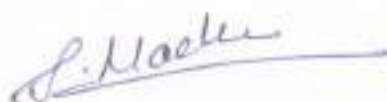
Authorised Signatory

claim of any nature. In case any litigation ensues upon the project or any aspect to it on account of any action or inaction on the part of the developer, then the developer shall remain liable for the same and shall keep the owner saved and indemnified in this regard.

23. That both the parties have entered upon this allocation agreement with their free will and consent.
24. But the parties shall endeavour that no dispute arises from the terms of the present allocation agreement however in case any dispute still arises then the same shall be resolved by arbitration. Arbitration shall be conducted as per arbitration and conciliation act, 1996 and the place of arbitration shall be Gurugram. The award rendered by the arbitrator shall be final and binding upon the parties.
25. Both the parties are agreeable to the fact that non-registration of this allocation agreement shall not adversely affect the rights of the parties hereto.

In witness whereof this allocation agreement has been executed by the parties hereto in the presence of under mentioned witnesses:

Owner	Developer
Smt. Sunita Madan wife of	Aviana Green Estates private



Aviana Green Estates Pvt. Ltd.


Authorised Signatory

Shri Ashok Kumar resident of C - 121, Jal Vihar, sector - 30, Gurugram at present residing at F - 92, Raheja Atlantis, sector - 31 - 32A, Gurugram	limited, a complete duly incorporated under the provisions of the Companies act 2013 having its registered office at 303, Tower - 1, Beverly Park, plot - 2, Sector - 22, Dwarka, New Delhi through Mr. Amarjeet Dhillon
--	--

Witnesses:

1. AR Mr. Ashok Kumar s/o Sh. Prashu Bhat
R/o - F-92, Raheja Atlantis, Sector-31-32A,
Gurugram
2. Abhant Vikrant Kambhaji s/o Sh. Brij Lal
R/o - H.No. 30, Sudhanshu Nayan, Near Water
Tank, Jagadhri, Distt. Yamunanagar,
Haryana - 135003

Aviana Green Estates Pvt. Ltd.

Authorised SignatorySh. Hoshik

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 18/05/2023

Certificate No. GOR2023E3503



Stamp Duty Paid : ₹ 1000

GRN No. 102796569



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sunita Madan

H.No/Floor: C121

Sector/Ward: 30

LandMark: X

City/Village: Jal vihar

District: Gurugram

State: Haryana

Phone: 97*****55



Buyer / Second Party Detail

Name: Aviana Green estates Pvt Ltd

H.No/Floor: 303

Sector/Ward: 22

LandMark: Tower 1 beverly park plot no 2

City/Village: Dwarka

District: New delhi

State: Delhi

Phone: 98*****82

Purpose: GENERAL POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT

Smt. Sunita Madan alias Smt. Sunita Kumari wife of Shri Ashok Kumar resident of C – 121, Jal Vihar, sector – 30, Gurugram at present residing at F – 92, Raheja Atlantis, sector – 31 – 32A, Gurugram (hereinafter referred to as the "**EXECUTANT**", which expression shall mean and include the legal representatives, heirs, executors, administrators, nominees, successors, as well).

The executant is owner is the sole and exclusive owner and in possession of land admeasuring 16 Kanal comprising in Khewat no.657 Khata no.798 Rect no. 80 Killa no. 1/2 (6-0), 10(8-0) Khewat/Khata no. 663/804 Rect.

Sunita Madan

Ashok Kumar



डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	कादीपुर
गांव/शहर	दौलताबाद
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0R2023E3508	स्टाम्प की राशि 1000 रुपये
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Drafted By: self	Service Charge:200

यह प्रलेख आज दिनांक 30-05-2023 दिन मंगलवार समय 1:28:00 PM बजे श्री/श्रीमती /कुमारी

SUNITA MADAN ALIAS SUNITA KUMARI पत्नी ASHOK KUMAR निवास C 121 JAL VIHAR SEC 30 GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता

SUNITA MADAN ALIAS SUNITA KUMARI

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AVIANA GREEN ESTATES PVT LTD thru AMARJEET DHILLON OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता NARESH निवासी ADV GGM व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता ARJUN DASS निवासी ADV GGM ने की।

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

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



No.1/1 (2-0) falling in Sector – 103 Village – Daultabad, Sub-tehsil Kadipur, Distt. Gurugram, Haryana (hereinafter referred to as the said land).

That the executant has entered upon a collaboration agreement bearing vasika number 3066 dated 27 August 2018 with Aviana Green Estates private limited, a company duly incorporated under the provisions of the Companies act 2013 having its registered office at 303, Tower – 1, Beverly Park, plot – 2, sector – 22, Dwarka, New Delhi and its corporate office and correspondence address at SF-15, MGF Mega City Mall, M.G. Road, Gurugram (hereinafter referred to as the Developer).

That in terms of the aforementioned collaboration agreement the Developer is entitled to develop a group housing colony. In terms of the said collaboration agreement, the executant is entitled to 30% share built up area of the said project.

That vide allocation agreement dated 19-05-2023, Executed between the developer and the executants, the apartments falling to the share of the executed, in terms of the collaboration agreement, have been allocated.

Details of the apartments allocated to the executed are:

S.No.	Tower	Type of Unit	Floor	Carpet Area (in sft)	Super Area (in sft)	Unit No.
1	Rio	4 BHK	2nd	1459	2516	A-203
2	Rio	4 BHK	4th	1459	2516	A-403
3	Rio	4 BHK	5th	1459	2516	A-502
4	Rio	4 BHK	7th	1459	2516	A-702
5	Rio	4 BHK	14th	1459	2516	A-1404
6	Rio	4 BHK	16th	1459	2516	A-1601
7	Rio	4 BHK	17th	1459	2516	A-1701

D. Mehta

Amara



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- SUNITA MADAN ALIAS SUNITA KUMARI

प्राधिकृत :- thru AMARJEET DHILLON OTHERAVIANA GREEN ESTATES PVT LTD

गवाह 1 :- DEEPAK KUMAR

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 78 आज दिनांक 30-05-2023 को बही नं 4 जिल्द नं 4 के पृष्ठ नं 40.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 22 के पृष्ठ संख्या 56 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 30-05-2023

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



8	Rio	Penthouse	22nd	2319	5033	A-2201
9	Rio	Penthouse	22nd	2319	5033	A-2204
10	Magpie	3 BHK	2nd	1227	2355	B-204
11	Magpie	3 BHK	3rd	1227	2355	B-304
12	Magpie	3 BHK	4th	1227	2355	B-404
13	Magpie	3 BHK	5th	1227	2355	B-501
14	Magpie	3 BHK	5th	1227	2355	B-504
15	Magpie	3 BHK	8th	1227	2355	B-801
16	Magpie	3 BHK	10th	1227	2355	B-1004
17	Magpie	3 BHK	15th	1059	2037	B-1503
18	Magpie	3 BHK	16th	1059	2037	B-1602
19	Magpie	3 BHK	16th	1227	2355	B-1604
20	Magpie	3 BHK	17th	1059	2037	B-1702
21	Magpie	3 BHK	18th	1059	2037	B-1803
22	Magpie	Penthouse	20th	1750	4076	B-2002
23	Condor	3 BHK	2nd	1012	1845	C1-201
24	Condor	3 BHK	2nd	1016	1875	C1-204
25	Condor	3 BHK	3rd	1016	1875	C1-304
26	Condor	3 BHK	6th	1012	1845	C1-601
27	Condor	3 BHK	14th	1012	1845	C1-1402
28	Condor	3 BHK	15th	1012	1845	C1-1501
29	Condor	3 BHK	16th	1012	1845	C1-1602
30	Condor	3 BHK	16th	1016	1875	C1-1603
31	Condor	3 BHK	17th	1016	1875	C1-1704
32	Condor	3 BHK	18th	1016	1875	C1-1804
33	Kestrel	3 BHK	7th	1016	1875	C2-701
34	Kestrel	3 BHK	10th	1016	1875	C2-1002
35	Kestrel	3 BHK	11th	1012	1845	C2-1103
36	Kestrel	3 BHK	12th	1012	1845	C2-1204
37	Kestrel	3 BHK	14th	1012	1845	C2-1404
38	Kestrel	3 BHK	15th	1012	1845	C2-1503
39	Kestrel	3 BHK	16th	1012	1845	C2-1604

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40	Kestrel	3 BHK	16th	1016	1875	C2-1602
41	Kestrel	3 BHK	17th	1016	1875	C2-1701
42	Kestrel	3 BHK	18th	1012	1845	C2-1803
43	Kestrel	Penthouse	20th	1593	3682	C2-2004
				52522	99594	

Thus for, the present general power of attorney specifically excludes the aforementioned apartments, proportionate area in the land underneath the project, share in the common areas and facilities, 43 (Forty Three) Number of car parking bays, each bay to accommodate 2 car parkings through Mechanized parking and appertuent rights thereto and further excludes any right of the developer to create any lien, charge, encumbrance, mortgage, loan et cetera upon the aforementioned allocation of the owner. For carrying out the purposes of the said collaboration agreement and towards the rights, title and interest of the developer in the balance 70% built up area as well as all other areas of the said project, except those allocated to the owner, the present general power of attorney is being executed. This general power of attorney is irrevocable in nature.

NOW KNOW ALL AND THESE PRESENTS WITNESS that the executant, does hereby nominates, constitutes and appoints the Company M/s Aviana Green Estates Pvt. Ltd. and Shri Amarjeet Dhillon (nominated by the developer), jointly and severally, to be the true and lawfully constituted attorney of the Owner/executant and in his name and/ or on her behalf to do all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole

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discretion, as effectively as the executant can, all or any of the following acts, deeds or things namely:

1. To enter upon the said land forming subject matter of the said Collaboration Agreement also detailed herein above, keep and protect its possession, survey the same, prepare layout and service plans, prepare building plans and carry out the work of developments, construction and completion of any project as defined in Collaboration Agreement between the parties on the said land and to carry out necessary formalities requisite for the development of the project.
2. To represent me in all offices of President of India, Governor of State of Haryana, Municipal Corporation Gurgaon, Director, Town & Country Planning Department Haryana, Haryana Urban Development Authority, Income Tax Department, State Electricity Board and/or any other Government Authority(ies)/Local Body(ies) and to sign and make any Letter, Document, Representation and Petition for all and any of the approvals, licenses, permissions and consent required in connection with the work of development and construction of the Project on the said land and for purposes incidental thereto and make payment of charges due and receive refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.
3. To sign and apply for and obtain licences, permissions, CLU, the sanctions and approvals of layout plan, building plans, zoning plans, environmental permissions AAI permissions, occupancy certificates,

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completion certificates and any other necessary approvals/NOC from any other department, for and in respect of the said land, as required under law for development, construction and completion of Project, or for other such purpose. To obtain all approvals and **Approvals** mean any or all permissions, sanctions, registrations, permits, clearances (including environmental clearances and approvals), authorizations, consents, no-objections and/or approvals of or from any Government Authority(ies) including the Director, Town and Country Planning, Haryana, Chandigarh, Haryana Urban Development Authority, the Chief Fire Officer of GOH, Airport Authority of India (AAI), Public Works Department (PWD), etc. required, as per Applicable Laws, in connection with the Project or a portion thereof and for undertaking, performing or discharging the obligations or fulfillment of the purposes as contemplated in this Agreement.

4. To get the licence transferred in due course in favour of developer or any other assignee/nominee/transferee, as per discretion of the developer.
5. To sign and file all necessary applications undertakings, agreement, affidavits, indemnity bonds, and other such documents with any Govt. Authority for the purposes of obtaining permissions and sanctions for the development of the said land.
6. To represent me and appear before any and all concerned authorities in Gurgaon and Chandigarh such as land acquisition department, HSIIDC, HUDA, DTCP, Environment authority and to sign, verify, file submit, furnish all applications and documents



before the above mentioned authorities and departments so required for the purposes of the development of the said land or for release of the said land from acquisition proceedings and matters related thereto.

7. To apply and to obtain water connections, sewerage disposal connections, electricity connections, permit of cement, iron and steel or any other building material from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refund which may be due.
8. To sign necessary transfer forms for transferring of the said project or part thereof or specific apartments to the name of the purchaser(s) in the records of concerned local authorities.
9. To engage any employee, labor, contractor, electrician, plumber, architect, planner, draftsman, advisors, surveyors, designers and lawyers etc. for the complex to be constructed, to fix their charges, remunerations and pay the same any financial expenditure of whatsoever nature involved in any accident to workman, labor, employee, neighbor or any other persons shall be borne by the attorneys and the EXECUTANT shall be absolved of and indemnified by the attorney of any financial or other liability in these regard.
10. To borrow money(s), take loan, financial assistance in any form from any financial and banking institutions and/or private parties for meeting the cost of development and construction of the proposed project by creating mortgage, charge or encumbrance upon the

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entire said land (excluding the apartments allocation of the owner), but in no way binding/ holding the EXECUTANT liable on any account whatsoever, subject to the terms of the collaboration agreement.

11. To get the said land/property assessed/reassessed and to pay all taxes, rates charges, expenses and other outgoings whatsoever payable by me for or on account of the said land/property or any part thereto and to insure the same against loss or damage by fire or otherwise and to pay all premiums for such insurances after getting the license.
12. To book or sale or lease out the area or Units or Spaces along with proportionate share in the said land, in the developer's share, in the said project in terms of Collaboration Agreement in its own name(s) and at its own risk and responsibility and for such price and on such terms and conditions as the said attorney may think fit and expedient and to execute relevant documents including buyer agreement, conveyance deeds, lease-deed and agreement for sale.
13. To receive from the said purchaser(s) or lessee(s) or their heirs and assigns the price consideration or lease money and give effective receipts and discharges for the same in its/their own name(s) and to retain the money up to itself/themselves.
14. To transfer and convey rights, title and interest of the developer's share with proportionate share in the said land, in the areas in the said project allocated to and agreed to be sold/leased to different

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prospective purchaser(s)/lessee(s) by the attorneys in favor of respective purchasers(s)/lessee(s) and to execute the relevant documents including the conveyance deeds/sale deed(s) after getting the license.

15. To appear on our behalf before the registrar or sub-registrar or any other Authority Competent in this behalf, to present for registration the deeds and documents and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have duly registered and deliver proper receipts for the same, qua the developer share.
16. To execute and get registered by appearing before Sub Registrar sale / conveyance deeds, lease deeds, gift deeds, mortgage deeds, licence deeds, relinquishment deeds/rectification deed(s), exchange, declaration, Award of Arbitrator, etc. or any other document which the attorney(s) deems expedient and necessary in their wisdom.
17. To do all acts, deeds and things etc as may be required for transferring by way of sales, lease gift mortgage conveyance etc or otherwise and handing over of physical possession of the apartments, units(s) etc in the said complex, executing all the documents including the sale letters, conveyance deed or sale deed etc. in favor of the intending purchasers in respect of the entire area of the developer and present the same for registration before the concerned registering authority(s) at the cost and expenses of the intending purchasers. Further the attorney shall also be entitled to



execute the requisite documents in respect of such bookings and allotment and also for sale, conveyance deed or sale deed etc in favor of the intending purchasers in respect of the entire area of the developer. The attorney shall also be entitled to present the documents for registration before the concerned registering authority (ies) at the cost and expense of the intending purchasers admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts, deeds and things that as may be necessary for the registration of the said documents and the acts, deed and things as may be incidental or ancillary thereto and to receive them back when they have duly registered thereto and to receive registered and to sign and deliver proper receipts for the same.

18. To put up hoardings sign boards, to appoint marketing of the saleable area of the share of the developer in the said complex.
19. To give possession of the developed areas/apartments purchased by individual buyers or obtained on lease by the Lessee by handing over vacant possession of such areas/apartments subsequent to execution of sale deed(s)/ lease deed(s) etc. or on such other terms and / or arrangements as may be agreed.
20. To oppose or otherwise deal with proposal to include all or any portion of the said property in an order for the compulsory acquisition thereof or in a clearance of development order or other similar or in any other order made or to be made under statutory powers and to take all necessary proceedings arising under such orders including application to the appropriate authorities and

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appeals there from and receiving of payment of compensation or any other payment relating thereto in our name.

21. To serve on the appropriate authority or person a notice requiring the purchasers of all or any units or spaces of the said project or any interest therein in respect of which a right to serve such a notice(s) may be conferred by or under any statute agreement or on other ground and to take such steps or proceeding including the compromise of any claim in relation to any such notice as they may things fit.
22. To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, originals or appellate and other Government and private offices and to sign, verify and present pleadings, complaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney and to sign mukhtiarnama(s), vakalatnama(s) and warrants of attorney, whenever the said attorneys shall think expedient and proper to do so.
23. To warn off and prohibit and if necessary proceed against in due from of law against all trespassers on the said property and to take appropriate steps whether by legal action or otherwise to abate all nuisances.



24. To open and operate bank accounts in its own name or the name of the project as a required to the sole discretion of the said attorney. To receive sale and lease consideration of the areas of the proposed project in the said bank account. To deposit and withdraw money from the said bank accounts for any purposes deemed proper by the said attorney.
25. To get the proposed project registered with RERA and to comply and fulfil all other requirements, formalities, documentation etc with RERA.
26. This general power of attorney shall be confined only to matters relating to the said property and all necessary action in connection with the above objects may be taken by the said attorney in my name.
27. The said attorney may delegate all or any of the aforesaid power to any other persons and to appoint any other attorney(s) with all or any of the said powers, and to cancel, withdraws and/or to revoke the powers conferred upon such Attorney(s).
28. The powers conferred upon by this power of attorney may be exercised by any Special or General Attorney(s) of the said Company, whether appointed before or after execution of this General Power of Attorney.
29. All acts, deeds and things done or caused to be done by the said attorney(s) or by any of their delegate(s) shall be deemed to have been done by me and I hereby agree that I shall ratify and confirm all and whatever the said attorney(s) or its/their delegate(s) shall do

D. Madan





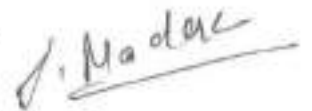
or cause to be done by virtue of the powers conferred by these presents.

30. The EXECUTANT hereby declares that this instrument/general power of attorney shall be equally binding upon her legal heirs, representatives, nominees, successors, liquidators, assigns and transferee(s).

31. That this General Power of Attorney is Irrevocable.

IN WITNESS WHEREOF, We the EXECUTANT have set forth my hands at Gurugram on May 19, 2023 before the presence of the under mentioned witnesses.

EXECUTANT



Smt. Sunita Madan wife of Shri Ashok Kumar resident of C – 121, Jal Vihar, sector – 30, Gurugram at present residing at F – 92, Raheja Atlantis, sector – 31 – 32A, Gurugram

Witnesses:

1  **Deepak Kumar**
Advocate
Distt. Court, Gurugram

2.  **MANOJ KUMAR**
Advocate
Distt. Courts, Gurugram



