

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V

(See Rule 12)

Licence No. 67. of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Adhikari Properties Ltd. In collaboration with Eldeco Infrastructure & Properties Ltd. 201/212, 2<sup>nd</sup> Floor, Splendor Forum, District Centre Jasola, New Delhi-25 for setting up of a RESIDENTIAL PLOTTED COLONY over an additional area measuring 2.9167 acres in addition to license no. 407-412 of 2006 dated 18.01.2006, 36 of 2008 dated 28.02.2008, 47 of 2017 dated 18.07.2017, 24 of 2024 dated 13.02.2024 in revenue estate of village Shimla Mulana, Sector 19A, Distt. Panipat.

1. The Licence is granted subject to the following conditions:

- a) That you will pay the Infrastructure Development Charges amounting to Rs.44,26,457/- @ Rs.375/- per sq m for the plotted component & @ Rs.750/- per sq m for the commercial component in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- b) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
- c) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
- d) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
- e) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
- f) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services

Director  
Town & Country Planning  
Haryana, Chandigarh

free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- g) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- h) That you shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- i) That you shall not submit any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- j) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- k) That you shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- l) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- m) That you shall use only LED fittings for internal lighting as well as campus lighting.
- n) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.



- p) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- q) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- r) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- s) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- t) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- u) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- v) That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That you shall deposit the labour cess, as applicable as per Rule.
2. The licence is valid up to 8/5/2030.

Dated: The 9/5/2025.  
Chandigarh

  
(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Adhikari Properties Ltd. In collaboration with Eldeco Infrastructure & Properties Ltd. 201/212, 2<sup>nd</sup> Floor, Splendor Forum, District Centre Jasola, New Delhi-25 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. The Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. The Chief Administrator, HSVP, Panchkula.
4. The Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. The Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Deputy Commissioner Panipat
9. Administrator, HSVP, Rohtak.
10. Chief Engineer, HSVP, Rohtak.
11. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
12. Senior Town Planner, Rohtak.
13. District Town Planner, Panipat along with a copy of agreement & Layout Plan.
14. The Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Jaideep)

District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 67 Dated 9/5/ of 2025

Detail of land owned by Adhikari Properties Limited:-

| Village       | Khasra No. | Area<br>(B-B-B)           |
|---------------|------------|---------------------------|
| Shimla Mulana | 941        | 3-0-0                     |
|               | 942        | 3-0-0                     |
|               | 943        | 3-0-0                     |
|               | 944        | 3-0-0                     |
|               | 945/1      | 0-11-0                    |
|               | 948/1      | 0-14-0                    |
|               | 949/1      | 0-15-0                    |
|               | Total      | 14-0-0<br>or 2.9167 acres |

  
Director  
Town & Country Planning  
Haryana, Chandigarh  
Guman (Patiwari)

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 28/02/2024

Certificate No. Q0282024B279

GRN No. 113357693



16396



7

Stamp Duty Paid : ₹ 461000

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Eldeco Infrastructure and Properties limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Panipat

District : Panipat

State : Haryana

Phone: 90\*\*\*\*\*64



**Buyer / Second Party Detail**

Name : Adhikari Properties Limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Panipat

District : Panipat

State : Haryana

Phone : 90\*\*\*\*\*64

Purpose : FEES FOR STAMP DUTY

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**

THIS COLLABORATION AGREEMENT is made and executed at Panipat on the \_\_\_\_ day of March, 2024.

**BETWEEN**

ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED., a company incorporated under the Companies Act 1956 and having its corporate and communication office at 201-212, 2<sup>nd</sup> Floor, Splendor Forum, Jasola District Centre, New Delhi-25 through its authorized signatory Mr. Rajesh Kumar Khanna, vide Board's Resolution dated 22.02.2024 (hereinafter referred to as the "Developer") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns.

**AND**

Page Number-----2

**For Eldeco Infrastructure & Prop. Ltd.**

**Auth. Sign.**

**ADHIKARI PROPERTIES LIMITED**

**AUTH SIGN**



## डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील पानीपत

गांव/शहर शिमला मोलाना

## धन संबंधी विवरण

राशि 230000000 रुपये

स्टाम्प ड्यूटी की राशि 460000 रुपये

स्टाम्प नं : Q0282024B279

स्टाम्प की राशि 461000 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:113357821

पेस्टिंग शुल्क 0 रुपये

Drafted By: कृष्ण चावला

Service Charge:0

यह प्रलेख आज दिनांक 01-03-2024 दिन शुक्रवार समय 2:06:00 PM बजे श्री/श्रीमती /कुमारी

Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार खन्ना निवास पानीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार खन्ना

उप/संयुक्त पंजीयन अधिकारी (पानीपत)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Adhikari Properties Ltd Thr राजेश खन्ना हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजू नम्बरदार पिता --- निवासी फरीदपुर व श्री/श्रीमती /कुमारी राकेश पिता श्रीराम निवासी पानीपत 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 (पानीपत)

दिनांक 01.03.2024

Adhikari Properties Limited, (previously known as Adhikari Finvest Private Limited as well as Adhikari Properties Private Limited) a company incorporated under the Companies Act, 1956 and having its registered office at Shop No. S-16, Second Floor, Eldeco Station 1, Sector-12, Faridabad-121007 through its duly authorized signatory Mr. Rajesh Kumar Khanna, vide Board's Resolution dated 25.01.2024 (hereinafter referred to as the "Owner") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns.

The First Party and the Second Party shall hereinafter jointly be referred to as "Parties" and individually as the "Party".

WHEREAS the Developer is a real estate developer of repute and has all the relevant infrastructure, manpower and technical experts and has executed several housing and commercial projects at various places.

AND WHEREAS the Developer was granted Licenses no. 407 to 412 of 2006, all dated 18.01.06 to set up residential plotted colony over a land admeasuring 65.31 acres, situated at sector 40, Panipat ("Project I"), Haryana by Director, Town and Country Planning Department, Haryana ("DTCP"). The Developer was, thereafter, granted additional License No. 36 of 2008, dated 28.02.08 to set up residential plotted colony over additional land admeasuring 55.80 acres, sector 40 & 19A, Panipat ("Project II") by DTCP contiguous to the Project I. The Developer developed a residential colony on Project I and Project II under the name and style "Eldeco Estate One".

AND WHEREAS the Developer is thereafter granted additional License No. 47 of 2017 dated 18.07.2017 to set up residential plotted colony over land admeasuring 29.175 acres, ("Project III") situated at Sector 40 & 19A, Panipat by DTCP contiguous to Project I and Project II.

AND WHEREAS the Developer obtained approval of consolidated layout plan of Project I, Project II and Project III having total land area admeasuring 150.2874 acres (herein "Colony") from DTCP vide LC -672-Vol-111/AD(RA)/2017/23495 dated 19.09.2017.

AND WHEREAS the Developer, vide its application dated 03.01.2022, had applied to DTCP for grant of another additional licence for development of residential plotted colony over an additional area of 2.9 acres situated at Nizampur, Panipat, and in this regard, the DTCP has issued Licence No. 24 of 2024 dated 13.02.2024 issued vide memo bearing Endst. No. LC-672-E/JE(MK)/2024/5688.

For Eldeco Infrastructure & Prop. Ltd.  
  
Auth. Sign.



Reg. No. Reg. Year Book No.

16396 2023-2024 1



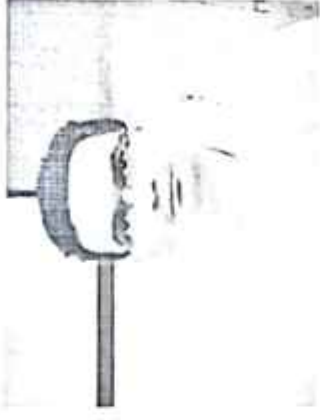
पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी  
पानीपत

पेशकर्ता :- Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार

खन्ना

दावेदार :- Adhikari Properties Ltd Thr राजेश

खन्ना

गवाह 1 :- राजू नन्दरदास

गवाह 2 :- राकेश

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16396 आज दिनांक 01-03-2024 को बही नं 1 जिल्द नं 885 के पृष्ठ नं 6.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 16169 के पृष्ठ संख्या 86 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 01-03-2024

उप/संयुक्त पंजीयन अधिकारी पानीपत

AND WHEREAS the Owner is the legal, beneficial and registered owner and in possession of the total land admeasuring 14 Bigha (equivalent to 2.9167 acres), Jamabandi Year 2019-2020, situated at Sector 19A, Panipat, situated at Gram Shimla Maulana, Panipat, Haryana (hereinafter referred to as "Said Land") in the following manner:

The Said Land is more particularly described in the Schedule of Land annexed herewith and mentioned as Annexure-1.

AND WHEREAS the Owner, being desirous of developing residential plotted colony on the Said Land as per the policy of DTCP/ Town and Country Planning, Chandigarh, Haryana and/or under any other policy of the Haryana Government as may be framed from time to time (herein "Project") and being not equipped with necessary experience and infrastructure, have approached the Developer.

AND WHEREAS the Owner represents that the Said Land falls under residential zone of the Development/Master Plan of Panipat. The Owner has further represented to the Developer that the Said Land is free of all sorts of encumbrances, charges, disputes, liens, third party rights, litigations, acquisition proceedings etc. and it has free and marketable title to the Said Land.

AND WHEREAS the Developer, relying upon the statement, assurances and representations of the Owner, has agreed to enter into this Collaboration Agreement and to develop a residential plotted colony on the Said Land as per the policy of Town and Country Planning, Chandigarh, Haryana and/or under any other policy of Haryana Government as may be framed from time to time on the terms and conditions hereinafter appearing. g.

NOW, THEREFORE, THIS COLLABORATION AGREEMENT WITNESSETH AS UNDER:

- The subject matter of this Collaboration Agreement between the Owner and the Developer is the Said Land for utilizing the same for development and carving out residential plots and commercial area etc. after obtaining requisite licenses, sanctions and approvals from the concerned authorities.

Page Number-----4

For Eldeco Infrastructure & Prop. Ltd.



Auth. Sign.



ADITYA PROPERTIES LIMITED

- The Owner have handed over to the Developer the vacant physical possession of the Said Land for development of the Project and have vested in the nominee of the Developer such powers and authority of the Owner as is considered necessary for obtaining the requisite permissions, sanctions, approvals etc. for the development on the Said Land.
- The Developer, on receipt of the possession of the Said Land, will enter upon the Said Land for taking up the development activity after obtaining requisite permission and approval from the concern authorities. Further, the Owner shall execute a Special/General Power of Attorney/ Board Resolution in favour of the Developer and/or their nominee, inter-alia, incorporating therein, the powers including but not limited to:
  - Obtaining approvals/permissions/liaison and dealing with the concerned authority for the implementation of the objects of this Collaboration Agreement.
  - Conduct advertisement for launching / promotion.
  - Booking of the saleable areas of the Said Land either by itself or through its brokers, issue letter of allotment or execute Agreement for Sale with the prospective buyers, dealing with banks, financial instruments etc.
  - Issuance of loan documents in favour of the prospective buyers of saleable area of the Said Land.
  - Appoint architects, consultants, advisors, contractors, brokers, counsels and alike.
  - Receive booking, advance, interim, earnest deposit, sale price, security deposit, fee, charges or any other amounts payable by the allottee/ purchaser, transferee, lessee of the units/ plots/ villas in its name, including all amounts payable towards the sale proceeds, and give effective receipts and discharges in its own name.
  - To obtain the approval of the building plan of the saleable areas of the Said Land.

For Eldeco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADITHYAN PROPERTIES LIMITED  
  
AUTH. SIGN



- The Said attorney(s)/person(s) shall also contain the right to sub-delegate all or any of the powers. The Power of Attorney/Board Resolution will also include the right to initiate/defend legal cases for the protection of the titles and the possession of the Said Land. However, in case it is found necessary that certain application(s), letter(s) or document(s) and allied matter(s) is/are to be signed and executed by Owner for obtaining any requisite approval, the same shall also be signed by the Owner without delay. The Developer shall get the layout plan/zoning plan of the Said Land approved from the concerned authority in consonance with the rules and regulations as laid down in the relevant act in this regard.
- The Developer in lieu of the Owner allowing it to develop the Said Land shall share with the Owner the gross revenue i.e., revenue from operations which will be equivalent to the cost recognized by the Owners plus 2% margin on cost recognized for the particular year. The Parties further agree gross revenue shall be shared by the Developer to the Owner from the year it is recognized in the books of account of Developer.
- The Owner shall authorize the Developer through the aforesaid Power of Attorney/Board's Resolution to execute, sign and present for registration before proper registering authority, proper allotment/ agreement for sale/sale deed/conveyance deed for conveying the right, interests, liens and titles of residential plot(s)/units/floors/villa(s), commercial area etc. in the Project absolutely and forever in favour of the intending purchaser(s)/allottee(s) or his/her/their nominee(s) of the Project and to do all acts, deeds and things which are necessary for the purpose i.e. to receive the consideration thereof and to admit the receipt thereof, and to deliver the possession thereof in its own name, to the said purchaser(s)/allottee(s) or to his or her nominee(s) either physical or constructive, as may be feasible.
- The Developer shall be entitled to engage architects, engineers, contractor, consultants and workmen for planning and completion of the Said Land and all their emoluments, fees, charges shall be borne and paid by it. The Developer shall be responsible for observance/compliance of all the rules and regulations governing employment of such workmen and payment of their wages or other dues. The Owner shall be kept indemnified in this regard.

For Eldaco Infrastructure & Prop. Ltd.  
  
Auth. Sign.

ADHIKATI PROPERTIES LIMITED  
  
AUTH. SIGN.

- The Owner shall render to the Developer all assistance necessary and sign all applications, undertaking, representation, petition, indemnities, forms, affidavits, plans and all such other documents as the Developer may require in its name of its nominee for the purposes of the submission to the Director General, Town & Country Planning, Haryana/DTCP and/or any other Government or statutory authority to enable them to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the development of Said Land/Project including application for obtaining the licenses and sanctioned plans and or to carry out any modification or amendment therefore, for providing electric installations, water and sewerage connections and for all purposes till the duration and full implementation of the agreement in all respects. The Developer shall be entitled to obtain all licenses etc. in its favor as per the requirement of law and statute as the case may be for all/any applicable licenses.
- The entire expenses, cost etc. required for the development of the Said Land including infrastructure development cost (internal roads, landscaping, drainage, water network, electrification costs, labor, materials, etc.), statutory fees and charges viz scrutiny fees, License Fees, Conversion Charges, External Development Charges(EDC), Sate Infrastructure Development Charges(SIDC), interest on EDC/SIDC, Infrastructure Augmentation Charges, Electricity and Water charges, Security charges, and type of renewal charges/fee etc., as may be prescribed by the concerned Authority(ies)/department, shall be wholly to the account of the Developer.
- The Developer shall be entitled to raise loans in its own name from the bank/financial institutions for development of the Said Land by mortgaging the Said Land as well as receivable thereon and the Owner shall facilitate the same. There shall be no liability on the Owner for re-payment of the loans or any interest thereon.
- This Agreement merges and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No changes, modification or alteration to this Agreement shall be done without the written consent of the Parties hereto.

For Eldeco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADHIKARI PROPERTIES LIMITED  
  
AUTH SIGN



- This Agreement is not and shall not, however, be deemed to be construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
- If any provision of this Agreement shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to applicable law and remaining provisions of this Agreement shall remain valid and enforceable.
- 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 waiver signed by that party or by a duly authorized person. Delay on omission in the exercise of any right or remedy shall not be construed to be a waiver of any default or acquiescence therein or of the right thereafter to enforce such right or remedy.
- All communications/notices between the parties sent through Registered Post or against receipt by hand at the addresses of the parties given above shall be deemed to be proper notice/communication.

17. The Developer shall be responsible for compliance of all terms and conditions of license/provisions of Act-1975 and Rules 1976 till grant of final completion certificate of the Project or relieved of the responsibility by DTCP, Haryana, whichever is earlier.

18. The Collaboration Agreement shall be irrevocable and no modification/alteration etc. in the terms and condition of Collaboration agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.

19. It is hereby expressly agreed by the Parties hereto that none of the parties shall take any step or action which may jeopardize the development of the Said Land in question and none of the parties will be entitled to obtain any injunction or orders either from the court or from Arbitrator for stopping / delaying the development of the Said Land.

For Eldaco Infrastructure & Prop. Ltd.

  
Auth. Sign.

  
AUTHORISED PERSON



At This Agreement shall be governed by and construed in accordance with the Laws of India, the Courts at Panipat, Haryana shall have exclusive jurisdiction on matter(s) pertaining to or arising from.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on this Collaboration Agreement on the day, month and the year first hereinabove written in the presence of the following witnesses:

WITNESSES:

1. PTSL  
PTSL  
india

(OWNER)

2. Adar Q. Dhan

Adar Q. Dhan  
Adar Q. Dhan

(DEVELOPER)

ADHIKARI PROPERTIES LIMITED  
Adar Q. Dhan  
AUTH SIGN

For Edoce Infrastructure & Prop. Ltd.  
Adar Q. Dhan  
Auth. Sign

Adar Q. Dhan  
Document Writer  
Tehsil Compound, PANIPAT  
Licence No. 3 of 1998

No. No. ....Dt. ....W.E  
479 01/03/24 972

Annexure - 1

Schedule of Land

*Land admeasuring 14 Bigha, equivalent to approximately 2.9167 acres, situated at Sector 19A, Panipat, situated at Shimla Maulana, Panipat, Haryana:*

| Village                                                         | Khewat/<br>Khatauni<br>No. | Killa<br>No. | Area  |       | Share | Final Area |       | Name of the<br>Landowning<br>Entity                                                                                                                          |
|-----------------------------------------------------------------|----------------------------|--------------|-------|-------|-------|------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                 |                            |              | Bigha | Biswa |       | Bigha      | Biswa |                                                                                                                                                              |
| Village<br>Shimla<br>Maulana<br>Tehsil &<br>District<br>Panipat | 102/128                    | 941          | 3     | 0     | Full  |            |       | Adhikari<br>Properties<br>Limited<br>(previously<br>known as<br>Adhikari Finvest<br>Private Limited as<br>well as Adhikari<br>Properties Private<br>Limited) |
|                                                                 |                            |              |       |       |       |            |       |                                                                                                                                                              |
|                                                                 | 942                        | 3            | 0     |       |       |            |       |                                                                                                                                                              |
|                                                                 | 102/127                    | 943          | 3     | 0     |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 944          | 3     | 0     |       |            |       |                                                                                                                                                              |
|                                                                 | 101/123                    | 945/1        | 0     | 11    |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 948/1        | 0     | 14    |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 949/1        | 0     | 15    |       |            |       |                                                                                                                                                              |
| TOTAL                                                           |                            |              | 12    | 40    |       | 14         | 0     |                                                                                                                                                              |
| Equivalent to approximately 2.9167 acres                        |                            |              |       |       |       |            |       |                                                                                                                                                              |

For Eldoco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADHIKARI PROPERTIES LIMITED

  
AUTH SIGN.

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 28/02/2024

Certificate No. Q0282024B279

GRN No. 113357693



16396

7

Stamp Duty Paid : ₹ 461000

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Eldeco Infrastructure and Properties limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Panipat

District : Panipat

State : Haryana

Phone: 90\*\*\*\*\*64



**Buyer / Second Party Detail**

Name : Adhikari Properties Limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Panipat

District : Panipat

State : Haryana

Phone : 90\*\*\*\*\*64

Purpose : FEES FOR STAMP DUTY

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**

THIS COLLABORATION AGREEMENT is made and executed at Panipat on the \_\_\_\_ day of March, 2024.

**BETWEEN**

ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED., a company incorporated under the Companies Act 1956 and having its corporate and communication office at 201-212, 2<sup>nd</sup> Floor, Splendor Forum, Jasola District Centre, New Delhi-25 through its authorized signatory Mr. Rajesh Kumar Khanna, vide Board's Resolution dated 22.02.2024 (hereinafter referred to as the "Developer") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns.

**AND**

Page Number-----2

**For Eldeco Infrastructure & Prop. Ltd.**

  
Auth. Sign.

**ADHIKARI PROPERTIES LIMITED**

  
AUTH. SIGN.



## डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील पानीपत

गांव/शहर शिमला मोलाना

## धन संबंधी विवरण

राशि 230000000 रुपये

स्टाम्प ड्यूटी की राशि 460000 रुपये

स्टाम्प नं : Q0282024B279

स्टाम्प की राशि 461000 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:113357821

पेस्टिंग शुल्क 0 रुपये

Drafted By: कृष्ण चावला

Service Charge:0

यह प्रलेख आज दिनांक 01-03-2024 दिन शुक्रवार समय 2:06:00 PM बजे श्री/श्रीमती /कुमारी

Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार खन्ना निवास पानीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार खन्ना

उप/संयुक्त पंजीयन अधिकारी (पानीपत)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Adhikari Properties Ltd Thr राजेश खन्ना हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजू नम्बरदार पिता --- निवासी फरीदपुर व श्री/श्रीमती /कुमारी राकेश पिता श्रीराम निवासी पानीपत 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 (पानीपत)

दिनांक 01.03.2024

Adhikari Properties Limited, (previously known as Adhikari Finvest Private Limited as well as Adhikari Properties Private Limited) a company incorporated under the Companies Act, 1956 and having its registered office at Shop No. S-16, Second Floor, Eldeco Station 1, Sector-12, Faridabad-121007 through its duly authorized signatory Mr. Rajesh Kumar Khanna, vide Board's Resolution dated 25.01.2024 (hereinafter referred to as the "Owner") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns.

The First Party and the Second Party shall hereinafter jointly be referred to as "Parties" and individually as the "Party".

WHEREAS the Developer is a real estate developer of repute and has all the relevant infrastructure, manpower and technical experts and has executed several housing and commercial projects at various places.

AND WHEREAS the Developer was granted Licenses no. 407 to 412 of 2006, all dated 18.01.06 to set up residential plotted colony over a land admeasuring 65.31 acres, situated at sector 40, Panipat ("Project I"), Haryana by Director, Town and Country Planning Department, Haryana ("DTCP"). The Developer was, thereafter, granted additional License No. 36 of 2008, dated 28.02.08 to set up residential plotted colony over additional land admeasuring 55.80 acres, sector 40 & 19A, Panipat ("Project II") by DTCP contiguous to the Project I. The Developer developed a residential colony on Project I and Project II under the name and style "Eldeco Estate One".

AND WHEREAS the Developer is thereafter granted additional License No. 47 of 2017 dated 18.07.2017 to set up residential plotted colony over land admeasuring 29.175 acres, ("Project III") situated at Sector 40 & 19A, Panipat by DTCP contiguous to Project I and Project II.

AND WHEREAS the Developer obtained approval of consolidated layout plan of Project I, Project II and Project III having total land area admeasuring 150.2874 acres (herein "Colony") from DTCP vide LC -672-Vol-111/AD(RA)/2017/23495 dated 19.09.2017.

AND WHEREAS the Developer, vide its application dated 03.01.2022, had applied to DTCP for grant of another additional licence for development of residential plotted colony over an additional area of 2.9 acres situated at Nizampur, Panipat, and in this regard, the DTCP has issued Licence No. 24 of 2024 dated 13.02.2024 issued vide memo bearing Endst. No. LC-672-E/JE(MK)/2024/5688.

For Eldeco Infrastructure & Prop. Ltd.  
  
Auth. Sign.

Reg. No. Reg. Year Book No.

16396 2023-2024 1



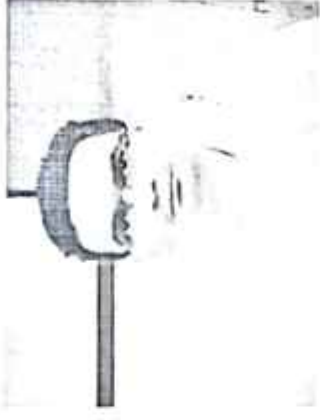
पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी  
पानीपत

पेशकर्ता :- Eldeco Infrastructure and Properties Ltd Thr राजेश कुमार

खन्ना

दावेदार :- Adhikari Properties Ltd Thr राजेश

खन्ना

गवाह 1 :- राजू नन्दरदास

गवाह 2 :- राकेश

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16396 आज दिनांक 01-03-2024 को बही नं 1 जिल्द नं 885 के पृष्ठ नं 6.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 16169 के पृष्ठ संख्या 86 से 92 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 01-03-2024

उप/संयुक्त पंजीयन अधिकारी पानीपत



AND WHEREAS the Owner is the legal, beneficial and registered owner and in possession of the total land admeasuring 14 Bigha (equivalent to 2.9167 acres), Jamabandi Year 2019-2020, situated at Sector 19A, Panipat, situated at Gram Shimla Maulana, Panipat, Haryana (hereinafter referred to as "Said Land") in the following manner:

The Said Land is more particularly described in the Schedule of Land annexed herewith and mentioned as Annexure-1.

AND WHEREAS the Owner, being desirous of developing residential plotted colony on the Said Land as per the policy of DTCP/ Town and Country Planning, Chandigarh, Haryana and/or under any other policy of the Haryana Government as may be framed from time to time (herein "Project") and being not equipped with necessary experience and infrastructure, have approached the Developer.

AND WHEREAS the Owner represents that the Said Land falls under residential zone of the Development/Master Plan of Panipat. The Owner has further represented to the Developer that the Said Land is free of all sorts of encumbrances, charges, disputes, liens, third party rights, litigations, acquisition proceedings etc. and it has free and marketable title to the Said Land.

AND WHEREAS the Developer, relying upon the statement, assurances and representations of the Owner, has agreed to enter into this Collaboration Agreement and to develop a residential plotted colony on the Said Land as per the policy of Town and Country Planning, Chandigarh, Haryana and/or under any other policy of Haryana Government as may be framed from time to time on the terms and conditions hereinafter appearing. g.

NOW, THEREFORE, THIS COLLABORATION AGREEMENT WITNESSETH AS UNDER:

- The subject matter of this Collaboration Agreement between the Owner and the Developer is the Said Land for utilizing the same for development and carving out residential plots and commercial area etc. after obtaining requisite licenses, sanctions and approvals from the concerned authorities.

Page Number-----4

For Eldeco Infrastructure & Prop. Ltd.



Auth. Sign.



ADITYA PROPERTIES LIMITED

- The Owner have handed over to the Developer the vacant physical possession of the Said Land for development of the Project and have vested in the nominee of the Developer such powers and authority of the Owner as is considered necessary for obtaining the requisite permissions, sanctions, approvals etc. for the development on the Said Land.
- The Developer, on receipt of the possession of the Said Land, will enter upon the Said Land for taking up the development activity after obtaining requisite permission and approval from the concern authorities. Further, the Owner shall execute a Special/General Power of Attorney/ Board Resolution in favour of the Developer and/or their nominee, inter-alia, incorporating therein, the powers including but not limited to:
  - Obtaining approvals/permissions/liaison and dealing with the concerned authority for the implementation of the objects of this Collaboration Agreement.
  - Conduct advertisement for launching / promotion.
  - Booking of the saleable areas of the Said Land either by itself or through its brokers, issue letter of allotment or execute Agreement for Sale with the prospective buyers, dealing with banks, financial instruments etc.
  - Issuance of loan documents in favour of the prospective buyers of saleable area of the Said Land.
  - Appoint architects, consultants, advisors, contractors, brokers, counsels and alike.
  - Receive booking, advance, interim, earnest deposit, sale price, security deposit, fee, charges or any other amounts payable by the allottee/ purchaser, transferee, lessee of the units/ plots/ villas in its name, including all amounts payable towards the sale proceeds, and give effective receipts and discharges in its own name.
  - To obtain the approval of the building plan of the saleable areas of the Said Land.

For Eldeco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADITHYAN PROPERTIES LIMITED  
  
AUTH. SIGN



- The Said attorney(s)/person(s) shall also contain the right to sub-delegate all or any of the powers. The Power of Attorney/Board Resolution will also include the right to initiate/defend legal cases for the protection of the titles and the possession of the Said Land. However, in case it is found necessary that certain application(s), letter(s) or document(s) and allied matter(s) is/are to be signed and executed by Owner for obtaining any requisite approval, the same shall also be signed by the Owner without delay. The Developer shall get the layout plan/zoning plan of the Said Land approved from the concerned authority in consonance with the rules and regulations as laid down in the relevant act in this regard.
- The Developer in lieu of the Owner allowing it to develop the Said Land shall share with the Owner the gross revenue i.e., revenue from operations which will be equivalent to the cost recognized by the Owners plus 2% margin on cost recognized for the particular year. The Parties further agree gross revenue shall be shared by the Developer to the Owner from the year it is recognized in the books of account of Developer.
- The Owner shall authorize the Developer through the aforesaid Power of Attorney/Board's Resolution to execute, sign and present for registration before proper registering authority, proper allotment/ agreement for sale/sale deed/conveyance deed for conveying the right, interests, liens and titles of residential plot(s)/units/floors/villa(s), commercial area etc. in the Project absolutely and forever in favour of the intending purchaser(s)/allottee(s) or his/her/their nominee(s) of the Project and to do all acts, deeds and things which are necessary for the purpose i.e. to receive the consideration thereof and to admit the receipt thereof, and to deliver the possession thereof in its own name, to the said purchaser(s)/allottee(s) or to his or her nominee(s) either physical or constructive, as may be feasible.
- The Developer shall be entitled to engage architects, engineers, contractor, consultants and workmen for planning and completion of the Said Land and all their emoluments, fees, charges shall be borne and paid by it. The Developer shall be responsible for observance/compliance of all the rules and regulations governing employment of such workmen and payment of their wages or other dues. The Owner shall be kept indemnified in this regard.

For Eldaco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADHIKATI PROPERTIES LIMITED  
  
AUTH. SIGN.



- The Owner shall render to the Developer all assistance necessary and sign all applications, undertaking, representation, petition, indemnities, forms, affidavits, plans and all such other documents as the Developer may require in its name of its nominee for the purposes of the submission to the Director General, Town & Country Planning, Haryana/DTCP and/or any other Government or statutory authority to enable them to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the development of Said Land/Project including application for obtaining the licenses and sanctioned plans and or to carry out any modification or amendment therefore, for providing electric installations, water and sewerage connections and for all purposes till the duration and full implementation of the agreement in all respects. The Developer shall be entitled to obtain all licenses etc. in its favor as per the requirement of law and statute as the case may be for all/any applicable licenses.
- The entire expenses, cost etc. required for the development of the Said Land including infrastructure development cost (internal roads, landscaping, drainage, water network, electrification costs, labor, materials, etc.), statutory fees and charges viz scrutiny fees, License Fees, Conversion Charges, External Development Charges(EDC), Sate Infrastructure Development Charges(SIDC), interest on EDC/SIDC, Infrastructure Augmentation Charges, Electricity and Water charges, Security charges, and type of renewal charges/fee etc., as may be prescribed by the concerned Authority(ies)/department, shall be wholly to the account of the Developer.
- The Developer shall be entitled to raise loans in its own name from the bank/financial institutions for development of the Said Land by mortgaging the Said Land as well as receivable thereon and the Owner shall facilitate the same. There shall be no liability on the Owner for re-payment of the loans or any interest thereon.
- This Agreement merges and supersedes all prior discussions and correspondence between the parties and contains the entire agreement between them. No changes, modification or alteration to this Agreement shall be done without the written consent of the Parties hereto.

For Eldeco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADHIKARI PROPERTIES LIMITED  
  
AUTH SIGN

- This Agreement is not and shall not, however, be deemed to be construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
- If any provision of this Agreement shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to applicable law and remaining provisions of this Agreement shall remain valid and enforceable.
- 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 waiver signed by that party or by a duly authorized person. Delay on omission in the exercise of any right or remedy shall not be construed to be a waiver of any default or acquiescence therein or of the right thereafter to enforce such right or remedy.
- All communications/notices between the parties sent through Registered Post or against receipt by hand at the addresses of the parties given above shall be deemed to be proper notice/communication.

17. The Developer shall be responsible for compliance of all terms and conditions of license/provisions of Act-1975 and Rules 1976 till grant of final completion certificate of the Project or relieved of the responsibility by DTCP, Haryana, whichever is earlier.

18. The Collaboration Agreement shall be irrevocable and no modification/alteration etc. in the terms and condition of Collaboration agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.

19. It is hereby expressly agreed by the Parties hereto that none of the parties shall take any step or action which may jeopardize the development of the Said Land in question and none of the parties will be entitled to obtain any injunction or orders either from the court or from Arbitrator for stopping / delaying the development of the Said Land.

For Eldaco Infrastructure & Prop. Ltd.

  
Auth. Sign.

  
AUTHORISED PERSON

At This Agreement shall be governed by and construed in accordance with the Laws of India, the Courts at Panipat, Haryana shall have exclusive jurisdiction on matter(s) pertaining to or arising from.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on this Collaboration Agreement on the day, month and the year first hereinabove written in the presence of the following witnesses:

WITNESSES:

1.   
witness -

(OWNER)

2.   
witness -

  
(DEVELOPER)

ADHIKARI PROPERTIES LIMITED  
  
AUTH SIGN

  
Auth, Sign,

  
Vishan Kumar Chawla  
Document Writer  
Tehsil Compound, PANIPAT  
Licence No. 3 of 1998

No. No.....Dt.....W.E  
479 01/03/24 972



Annexure - 1

Schedule of Land

*Land admeasuring 14 Bigha, equivalent to approximately 2.9167 acres, situated at Sector 19A, Panipat, situated at Shimla Maulana, Panipat, Haryana:*

| Village                                                         | Khewat/<br>Khatauni<br>No. | Killa<br>No. | Area  |       | Share | Final Area |       | Name of the<br>Landowning<br>Entity                                                                                                                          |
|-----------------------------------------------------------------|----------------------------|--------------|-------|-------|-------|------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                 |                            |              | Bigha | Biswa |       | Bigha      | Biswa |                                                                                                                                                              |
| Village<br>Shimla<br>Maulana<br>Tehsil &<br>District<br>Panipat | 102/128                    | 941          | 3     | 0     | Full  |            |       | Adhikari<br>Properties<br>Limited<br>(previously<br>known as<br>Adhikari Finvest<br>Private Limited as<br>well as Adhikari<br>Properties Private<br>Limited) |
|                                                                 |                            |              |       |       |       |            |       |                                                                                                                                                              |
|                                                                 | 942                        | 3            | 0     |       |       |            |       |                                                                                                                                                              |
|                                                                 | 102/127                    | 943          | 3     | 0     |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 944          | 3     | 0     |       |            |       |                                                                                                                                                              |
|                                                                 | 101/123                    | 945/1        | 0     | 11    |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 948/1        | 0     | 14    |       |            |       |                                                                                                                                                              |
|                                                                 |                            | 949/1        | 0     | 15    |       |            |       |                                                                                                                                                              |
| TOTAL                                                           |                            |              | 12    | 40    |       | 14         | 0     |                                                                                                                                                              |
| Equivalent to approximately 2.9167 acres                        |                            |              |       |       |       |            |       |                                                                                                                                                              |

For Eldoco Infrastructure & Prop. Ltd.

  
Auth. Sign.

ADHIKARI PROPERTIES LIMITED

  
AUTH SIGN.