



ST. NO. _____
NAME _____
RES. _____
SIC _____
PUD _____
MAKIKAT RAM
HODD NO SV/17

48

28/10/24

संयुक्त राव रजिस्ट्रार
पटीदी
28/10/24

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 23/10/2024

Certificate No. GDW2024J59
GRN No. 122955099



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ajit Pal Singh
H.No/Floor: 10a Sector/Ward: 5 LandMark: Near mother dairy
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 98*****77



Buyer / Second Party Detail

Name: Consulate Realty Llp
H.No/Floor: Na Sector/Ward: 23 LandMark: Na
City/Village: Bagdola District: Dwarka State: New delhi
Phone: 98*****77

Purpose: SPA

49

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

POWER OF ATTORNEY

This power of attorney is executed at Gurugram on this ____ day of
October, 2024

By

(i) **Ajit Pal Singh** Son of Shri Om Prakesh son of Shri Chander Bhan,
Resident of House No. 101A, Near Mother Dairy, Sector 5, Gurugram (ii)
Tarun Rana Son of Shri Rajbir Son of Shri Hoshiyar Singh Resident of
House No. 1109, Near Golak Dham Ashram, Bijwasan, South West Delhi,
Delhi - 110 061 hereinafter referred to as "Executants",

In favour of

Consulate Realty LLP having its office at Property No. 13, Block-B, Sector
23, First Floor, Bagdola, Dwarka, New Delhi-110077 (acting through its
Designated Partner Shri Ramphool), hereinafter referred to as "Attorney"

Page 1 of 4

For Consulate Realty LLP

Ramphool

Designatory

संयुक्त रूप से रजिस्ट्रार
पटोरी
28/10/24



प्रलेख नं:49


दिनांक:23-10-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	पटौदी
गांव/शहर	Pataudi

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GDW2024J59	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:122966685 पेस्टिंग शुल्क 3 रुपये
Drafted By: NAVEEN KUMAR ADV.	Service Charge:200

यह प्रलेख आज दिनांक 23-10-2024 दिन बुधवार समय 5:47:00 PM बजे श्री/श्रीमती /कुमारी AJIT PAL SINGH पुत्र OM PRAKASH TARUN RANA पुत्र RAJBIR निवास NDQ द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
AJIT PAL SINGH TARUN RANA


उप/संयुक्त पंजीयन अधिकारी (पटौदी)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CONSULATE REALTY LLP thru RAMPHOOLOTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीMAMAN SINGH LAMBARDAR पिता . निवासी PATAUDI व श्री/श्रीमती /कुमारी AVNEESH SHOUKEEN पिता . निवासी ND 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(पटौदी)

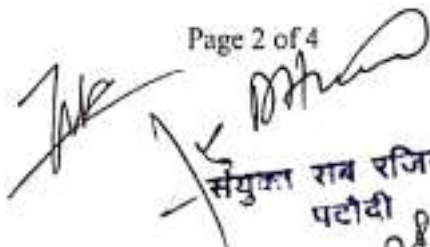
WHEREAS as per Jamabandi for the Year 2021-22 and Mutation No. 17213, Executants are owners in title and possession of land measuring 16 Kanal 2 Marla being 322/807th share of Total Land measuring 40 Kanal 7 Marla bearing Khewat No. 1584/1541 Khatta No.1616 Khasra No. 101 Killa No. 6/1/2 (4-8), 6/2/1(2-0), 15/2/2(0-16), 16/2/1(0-8); Khewat No. 1586/1543 Khatta No.1618 Khasra No. 101 Killa No.25/1/2(1-7), 25/2/2(1-17); Khewat No. 1588/1545 Khatta No.1620 Khasra No. 101 Killa No.6/1(4-2)15/2(4-0), Khasra No. 111 Killa No. 4/2/2(0-4), 5/2(5-17), 6/2(1-16), 7/1/1(0-12), 14/2/2(0-12), 15/1(2-2), 17/1/1(0-2), 249/2/1/1(7-2), 249/2/2/1(3-2) situated within the revenue estate of Village Pataudi (Hadbast No. 1), Tehsil Pataudi, District Gurugram, which is hereinafter referred to as 'Said Land'. Executants have purchased the Said Land Vide Sale deed bearing Vasika No. 1009 dated 08.07.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram.

NOW BY THESE PRESENTS, We, the above named Executants, do hereby nominate, constitute and appoint Consulate Realty LLP as our lawful attorney and authorise it to do, execute, exercise and perform all or any of the following acts, deeds and things on our behalf and in our name: -

- (i) To manage, maintain, deal with and administer said land or any structure constructed thereon or any part thereof and our rights and interest whatsoever, in connection therewith or arising therefrom.
- (ii) To represent us before the Government and its Departments, Authorities, Agencies, like Town and Country Planning Department, Haryana Shahari Vikas Pradhikaran; Municipal Corporations, Environment Department, Pollution Department, Labour Department, District Collector, Electricity Department etc. in all matters concerning the said land or any part thereof including in matters concerning change of land use, obtaining license for developing said land, external development, sanctioning of building plans, obtaining electricity connections, various other permissions and sanctions for activity of any sort on the said land.
- (iii) To represent us before the outsiders and enter into any contract or agreement concerning said land or any part thereof or concerning any structure/building constructed on the said land or any part thereof.
- (iv) To make any use of said land.
- (v) To include the said land or any part thereof for the purposes of making/developing any township or residential/commercial colony thereon.



Page 2 of 4



For Consulate Realty LLP


Authorized Signatory

संयुक्त राव रजिस्ट्रार
पटौदी
28/10/24

Reg. No.

Reg. Year

Book No.

49

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

[Signature]

[Signature]

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- AJIT PAL SINGH TARUN RANA

प्राधिकृत :- thru RAMPHOOLOTHERCONSULATE REALTY

LLP

Ramphaal

गवाह 1 :- MAMAN SINGH LAMBARDAR

Maman Singh

गवाह 2 :- AVNEESH SHOUKEEN

Avneesh Shoukeen

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 49 आज दिनांक 23-10-2024 को बही नं 4 जिल्द नं 18 के पृष्ठ नं 57.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 96 के पृष्ठ संख्या 6 से 10 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 23-10-2024

[Signature]
उप/सयुक्त पंजीयन अधिकारी पटौदी

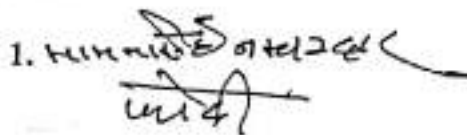
- (vii) To sell/transfer/alienate, plots/units/flats on said land after grant of license by Director General, Town and Country Planning, Haryana and also after registration of project with concerned Real Estate Regulatory Authority.
- (viii) To represent us before any court, tribunal or any other judicial or quasi-judicial authority in matters concerning the said land or property or structure constructed thereon including to sign and verify the pleadings, depose on oath and to engage and appoint a legal practitioner to conduct the said proceedings and to sign power of attorney in this regard.
- (ix) To delegate all or any of the powers contained herein to such persons or body and for such purpose or purposes and on such terms and conditions as the Attorney may in its absolute discretion deem fit.
- (x) Generally to do all other acts, deeds and things whatsoever as Attorney shall deem fit and proper for and incidental to the exercise of any of the above powers or for incidental to the proper management of the said land or the affairs relative thereto.


AND We, the above named Executants, do hereby confirm to ratify all and whatsoever our said attorney may do or cause to be done by virtue of these presents;

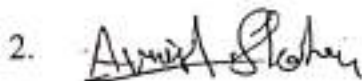
AND WE DO HEREBY undertake to be bound by all and whatsoever our said attorney shall do or perform or cause to be done or performed pursuant to or by virtue of these presents. This power of attorney is irrevocable.

IN WITNESS WHEREOF, WE the above named Executant have executed this power of attorney on the date and place first mentioned above.

Witnesses:

1. 

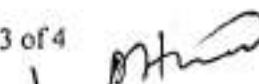

(Ajeet Pal Singh and Tarun Rana)
Executants

2. 

For Consulate Realty LLP

Ramphool
Designated Partner
Authorised Signatory
Consulate Realty LLP

Page 3 of 4


संयुक्त राव रजिस्ट्रार
पटौदी
28/10/2024


सर्वोच्च शासक
GOVERNMENT OF INDIA
 1947-1947

तारुण राणा
 Tarun Rana
 जन्म वर्ष / Year of Birth: 1991
 पुरुष / Male



24280 3491 4555

आधार - आम आदमी का अधिकार


संघीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 All Cards with Photo are

Address:
 S/O Gm Parkash, 101-A Near Mother
 Dairy Sector-5 Gurgaon, Gurgaon,
 Haryana - 122001

8726 6222 6734
 VID : 8175 0345 1022 9217





1947 1947
 1800 300 1947 mca.gov.in www.aadhaar.gov.in P.O. Box No. 1947
 Bangalore-560 071

Download Date: 15/05/2019


संघीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

एच. एस. प्रदीप कुमार
 H.S. Pradeep Kumar
 Address: 303 Upper Phase, 1116
 1105, Near Lotus Church Ashram,
 Daryawan, South West Delhi,
 Delhi, 110081



1947 1947
 1800 300 1947 mca.gov.in www.aadhaar.gov.in P.O. Box No. 1947
 Bangalore-560 071


भारत सरकार
Government of India

रामेश्वर
 Rameshwar
 जन्म तिथि / DOB : 06/03/1987
 पुरुष / Male



7954 0043 5771

आधार - आम आदमी का अधिकार


सर्वोच्च शासक
GOVERNMENT OF INDIA

अजीत सिंह
 Ajit Pal Singh
 जन्म तिथि / DOB: 20/02/1976
 पुरुष / Male
 Mobile No.: 9811007677



8726 6222 6734
 VID : 8176 0345 1022 9217

मेरा आधार, मेरा पहचान


संघीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
 S/O: Krishan Kumar, Teekla (60),
 Nangal Teju, Rowan, Bawal,
 Haryana, 123501



7954 0043 5771

1947 1947
 1800 300 1947 mca.gov.in www.aadhaar.gov.in





SI No. Navam 90P
Name
Res
Date
MAHAKAI RAM
RBOO No SV112

2664
23/10/24

संयुक्त सब रजिस्ट्रार
पटौदी
28/10/24



Certificate No. GDW2024J65



Stamp Duty Paid : ₹ 720000

GRN No. 122895/90



Penalty : ₹ 0

(Rs. Two Only)

Seller / First Party Detail

Name: Ajit Pal Singh

H.No/Floor : 101a

Sector/Ward : 5

LandMark : Near mother dairy

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****77

Others : Etc

**Buyer / Second Party Detail**

Name : Consulate Realty LLP

H.No/Floor : Na

Sector/Ward : 23

LandMark : Na

City/Village: Bagdola

District : Dwarka

State : New delhi

Phone : 98*****77

2664

Purpose : Collaboration Agreement

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

This collaboration agreement is executed at Gurugram on this 23th day of
October 2024

BETWEEN

- (i) Ajit Pal Singh Son of Shri Om Prakesh son of Shri Chander Bhan,
Resident of House No. 101A, Near Mother Dairy, Sector 5, Gurugram
(ii) Tarun Rana Son of Shri Rajbir Son of Shri Hoshiyar Singh Resident
of House No. 1109, Near Golak Dham Ashram, Bijwasan, South West
Delhi, Delhi - 110 061, hereinafter referred to as "Owners" which
expression unless repugnant to the context or subject, shall mean and
include her respective heirs and successors

AND

Consulate Realty LLP having its office at Property No. 13, Block-B,
Sector 23, First Floor, Bagdola, Dwarka, New Delhi-110077 (acting
through its Designated Partner Shri Ramphool) hereinafter referred to as
"Developer", which expression unless repugnant to the context or
subject, shall mean and include its successors and assigns

Page 1 of 13

For Consulate Realty LLP

Ramphool

Authorised Signatory

समुदाय सब रजिस्ट्रार
पटौदी
28/10/24


प्रलेख नं:2664

दिनांक:23-10-2024

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	पटौदी
गांव/शहर	Pataudi


धन संबंधी विवरण	
राशि 4000000 रुपये	स्टाम्प ड्यूटी की राशि 80000 रुपये
स्टाम्प नं : GDW2024J65	स्टाम्प की राशि 720000 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:122897467
	पेस्टिंग शुल्क 0 रुपये
Drafted By: NAVEEN KUMAR ADV.	Service Charge:0

यह प्रलेख आज दिनांक 23-10-2024 दिन बुधवार समय 5:34:00 PM बजे श्री/श्रीमती /कुमारी
AJIT PAL SINGH पुत्र OM PRAKASH TARUN RANA पुत्र RAJBIR निवास्त ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


उप/सयुक्त/पंजीयन अधिकारी (पटौदी)


हस्ताक्षर प्रस्तुतकर्ता
AJIT PAL SINGH TARUN RANA

उपरोक्त पक्षकर्ता व श्री/श्रीमती /कुमारी CONSULATE REALTY LLP thru RAMPHOOLOTHER हाजिर है | प्रतुत प्रलेख
के तर्प्यों को दोनों पक्षों
ने सुनकर तथा समझाकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीMAMAN SINGH LAMBARDAR पिता .
निवासी PATAUDI व श्री/श्रीमती /कुमारी AVNEESH SHOUKEEN पिता VJENDER SINGH
निवासी ND ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |


उप/सयुक्त/पंजीयन अधिकारी(पटौदी)

दिनांक 23-10-2024

WHEREAS as per Jamabandi for the Year 2021-22 and Mutation No. 17213, Owners are owners in title and possession of land measuring 16 Kanal 2 Marla being 322/807th share of Total Land measuring 40 Kanal 7 Marla bearing Khewat No. 1584/1541 Khatta No.1616 Khasra No. 101 Killa No. 6/1/2 (4-8), 6/2/1(2-0), 15/2/2(0-16), 16/2/1(0-8); Khewat No. 1586/1543 Khatta No.1618 Khasra No. 101 Killa No.25/1/2(1-7), 25/2/2(1-17); Khewat No. 1588/1545 Khatta No.1620 Khasra No. 101 Killa No.6/1(4-2)15/2(4-0), Khasra No. 111 Killa No. 4/2/2(0-4), 5/2(5-17), 6/2(1-16), 7/1/1(0-12), 14/2/2(0-12), 15/1(2-2), 17/1/1(0-2), 249/2/1/1(7-2), 249/2/2/1(3-2) situated within the revenue estate of Village Pataudi (Hadbast No. 1), Tehsil Pataudi, District Gurugram, which is hereinafter referred to as 'Said Land'. Owners have purchased the Said Land Vide Sale deed bearing Vasika No. 1009 dated 08.07.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram.

AND WHEREAS Developer is engaged in the business of development of land into Residential/Commercial Complexes. The Owners and the Developer have realized the potential of said land as a commercial venture and have agreed as under: -

NOW THE PARTIES HERETO DECLARE, UNDERTAKE AND AGREE AS UNDER

1. BASIC AGREEMENT:

Developer shall develop a Residential Plotted Colony (hereinafter referred to as the 'Said Colony') on the Said Land as per applicable laws after obtaining permissions of the competent authorities.

2. POSSESSION:

Owners have delivered the vacant possession of the Said Land to the Developer at the time of execution & registration of this agreement for the purposes of development of Said Colony at the said land.

3. LAY OUTS/BUILDING PLANS:

For Consulate Realty LLP

Ramphool
Authorised Signatory

Page 2 of 13

*समुद्रा सब रजिस्ट्रार
पटौदी
28/10/24*

Reg. No.

Reg. Year

Book No.

2664

2024-2025

1



पेशकर्ता



दावेदार



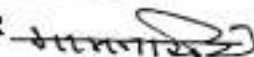
गवाह

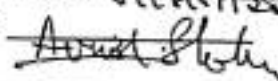



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- AJI PAL SINGH TARUN RANA

दावेदार :- thru RAMPHOOLOTHERCONSULATE REALTY
LLP Rampool

गवाह 1 :- MAMAN SINGH LAMBARDAR 

गवाह 2 :- AVNEESH SHOUKEEN 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2664 आज दिनांक 23-10-2024 को बही नं 1 जिल्द नं 210 के पृष्ठ नं 142 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1955 के पृष्ठ संख्या 41 से 45 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 23-10-2024


उप/संयुक्त पंजीयन अधिकारी पटौदी

Layout plans with respect to the Said Colony on Said Land shall be prepared or caused to be prepared exclusively by the Developer within three months from the date of execution of this agreement.

4. **EXISTING STRUCTURE:**

Developer shall be entitled to demolish the existing structure or existing building or any portion thereof, if any in order to carry out development of Said Colony at the Said Land as per approved layout plans.

5. **SUPERVISION OF DEVELOPMENT:**

Developer shall be entitled to commence and complete the development of the Said Colony without any interference from any corner (including from Owners) as per the terms and conditions of this agreement.


6. **REPRESENTATION BEFORE GOVT. DEPARTMENTS & THIRD PARTIES:**

(a) Developer shall be entitled to make representation before the Government Departments and Third parties with respect to the Said Land or any building/structure constructed thereon or any portion thereof. The Developer shall be entitled to do all things and acts with respect to the Said Land, which the Owners can or may do. The Developer shall be entitled to apply and obtain electricity, water and sanitary connections for the Said Land or any part thereof. The Developer shall be entitled to apply and obtain necessary licenses, permissions, approvals including approval for change of land use, layout plans, etc. from the concerned department/authority at its own expense. All the expenses with regard to the acts of the Developer (as mentioned in this clause) shall be borne by Developer itself and the Developer shall be exclusively entitled to all refunds (if any) thereof.

(b) Developer may enter into any contract with the third parties

Page 3 of 13


संगुता सब रजिस्ट्रार
पटोदी
28/10/14

For Consulate Realty I.I.P


Authorised Signatory

regarding the Said Land or any structure thereon or any part thereof for the purposes of development, marketing and selling of the Said Colony or any part thereof.

7. **INVESTMENTS FOR DEVELOPMENT:**

Developer shall invest all the funds required for the development, marketing and selling of the Said Colony at the Said Land. In other words, Owners have invested their Said Land and the Developer shall invest its financial resources and manpower for the development of the Said Colony.

8. **RIGHT TO SELL AND MARKET THE SAID COLONY**

- (a) Developer shall have the exclusive rights to sell/alienate/transfer the Said Colony (including all plots, units, space on the Said Land) either as a whole or in parts either before or after the completion of the Said Colony as per Govt. rules and regulations.
- (b) All the sale considerations, lease rents, license fees and other revenues from the sale/alienation/transfer/marketing of the Said Colony and/or independent units constructed on the Said Land shall be received and dealt by the developer. However, Developer shall have to follow applicable rules and regulations.
- (c) The rates for the Said Colony including the rates for the independent flats, plots, shops and/or units therein shall be fixed exclusively by Developer.
- (d) For the purposes of marketing the Said Colony developer may advertise the same in such manner and through such media, which it may think fit and proper
- (e) Developer shall start sale/marketing of Said Colony only after taking registration of the Project with Haryana Real Estate Regulatory Authority.



For Consulate Realty LLP

Ramphool

Authorised Signatory

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संगणक सत्र रजिस्ट्रार
पटौदी
28/10/17



9. **OWNERS' CONSIDERATION**

Developer shall allot residential plotted area measuring 2200 (Two Thousand Two Hundred) Square Yards to Mr. Ajit Pal Singh and residential plotted area measuring 2200 (Two Thousand Two Hundred) Square Yards to Shri Tarun Rana in the Project approved by the authorities towards consideration for providing the Said Land to Developer by virtue of this agreement. This area to be allotted to Owners shall be decided mutually between the parties prior to commencement of bookings by Developer. It is clarified that Developer shall have exclusive right to sell this area (excluding the plots/area, which Owners wish to retain for their personal use) to be allotted to Owners and Developer will remit on fortnightly basis, the entire receipts from sale of this area, after deduction of taxes, mutually agreed brokerage and marketing expenses to Owners.

Owners shall not be entitled to any other consideration.

10. **NAME OF THE SAID COLONY:**

Name of Said Colony shall be conceived, adopted and kept by the developer, unilaterally.

11. **THIRD PARTY INTERESTS IN THE SAID LAND:**


Owners shall not create any third party rights or interests or charge in the Said Land under any circumstances whatsoever.

12. **OTHER OBLIGATIONS OF THE OWNERS:**

- (a) Owners shall keep the Said Land free from all encumbrances, charges, claims, litigations, alienations, etc.
- (b) Owners shall not do anything which may in any way jeopardize or adversely affect any right or interest of the developer created by and/or under this agreement or which may in any way affect the development, marketing & selling of the Said Colony.



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संभल सभ रजिस्ट्रार
पटौदी
28/10/23

For Consulate Realty LLP

Ramphool

Authorised Signatory



- (c) Owners shall not disturb or cause to be disturbed, developer's possession of the Said Land, in any manner whatsoever as long as the development, marketing & selling of the Said Land is complete in all respect.
- (d) Owners shall assist, co-operate, sign and execute all documents, papers, deeds, etc. required or considered necessary by the developer or some agency, authority or person for the purposes of development, marketing and selling of the Said Colony.
- (e) Owners shall provide to the developer copies of all communications received and done with any authority or department or with third party regarding the Said Land or any structure constructed thereon or any part thereof.
- (f) Owners shall render their full co-operation to the developer for the development, marketing and selling of the Said Colony and for the purposes of transferring the Said Colony or any part thereof to the intending buyer(s).
- (g) Owners understands that much of the portion of the Said Land shall have to be left for common areas and services (including as parks, roads, footpaths, etc.) which cannot be sold to anyone and is to be left for the common benefits and common use of the occupants of the Said Colony. Owners undertakes that he will not claim any share/interest in any area/land, which is not marketable/saleable or which is left for the common benefits and common use of the occupants of the Said Colony.
- (h) Owners shall execute and provide all such declarations, undertakings and affidavits as may be required by competent authorities including Directorate of Town and Country Planning & Real Estate Regulatory Authority. These declarations, undertakings and affidavits may include Owners' declaration to the effect that they shall remain jointly and severally liable along with Developer for

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सब रजिस्ट्रार
पटोदी
28/10/23

For Consulate Realty LLP
Ramphool
Authorised Signatory

liabilities towards allottees and under RERA Act/Rules/Regulations. Owners shall execute all such declarations, undertakings and affidavits without any objection or protest. In case RERA Authority requires owners to be on record as Co-Promoter, Owners shall not raise objections and shall sign the documents required by RERA Authority as co-promoter.

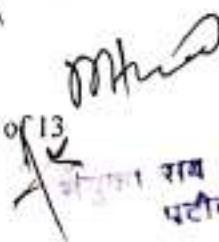
- (i) In case the developer includes the Said Land as a part of any other residential/commercial project or complex and even otherwise, the Owners shall not -
- i) object to inclusion of Said Land with other lands for developing of Project
 - ii) interfere in the activities of the developer
 - iii) object to any decision of the developer
 - iv) claim any share/consideration for area other than the Said Land.

13. **OTHERS OBLIGATIONS OF THE DEVELOPER:**

- (a) Developer shall develop and market the Said Colony in accordance with Government Standards and Norms and shall take care of all applicable laws including in relation to the person to whom the area/space/units/plots/flats on the Said Land may be sold or leased.
- (b) It shall be the exclusive responsibility of the Developer to obtain all necessary government sanctions, approvals and NOCs as may be required to develop the Project/Said Colony.
- (c) All costs including the costs of obtaining necessary approvals and sanctions shall be borne exclusively by the Developer.



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राजिन्द्रा
पतीदी
28/10/24


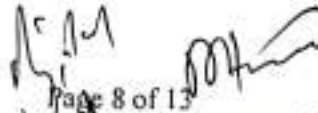
For Consulate Realty LLP
Ramphool
Authorised Signatory



- (d) Owners shall not be responsible for any mis-happening with any labour or workmen during the development of Said Colony. Respective contractor shall be responsible in this regard. However, the developer may at its own costs obtain necessary insurance policies with respect to the men and machinery at the site.
- (e) Owners shall not be liable to make any payment to any workmen, contractor, labour, vendor, etc. involved during the process of development the Said Colony.

14. **WARRANTY OF TITLE:**

- (a) Owners hereby represent and confirm that:
- i) Owners are the absolute owners of the Said Land.
 - ii) No person other than the Owners has any charge, interest, claim or right in the Said Land or any portion thereof.
 - iii) No litigation or other proceeding concerning the Said Land or any portion thereof is pending in any court or before any authority.
 - iv) There are no chances of the Said Land or any portion thereof, getting attached in execution of any decree of any court or any order of any competent authority.
 - v) Said Land is free from all encumbrances
 - vi) Said Land is not subject matter of any prior agreement of any nature whatsoever.
- (b) Owners hereby undertake to indemnify and keep the developer indemnified; and undertake to make the loss caused to the developer good and compensate the developer in case the development, marketing and selling of the Said Colony is obstructed or hindered due to defect in Owners' title or due to any omission or commission on the part of



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संगुक्त सब रजिस्ट्रार
पटौदी
08/10/23

For Consulate Realty LLP

Ramphal

Authorised Signatory

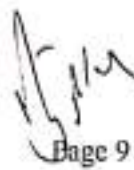
Owners.

15. **TIME FRAME:**

- (a) Developer shall make all sincere efforts to get the License from Directorate of Town and Country Planning within 15 (Fifteen) months from the date of execution of this agreement with an additional grace period of 3(three) months for unforeseen delays, failing which the Owners shall have the right to get this agreement terminated as non-est.
- (b) Developer shall make all sincere efforts to complete the development of the Said Colony within 48 (Forty eight) months from the date of receipt of final sanction/approval of layout plans by the concerned authorities with an additional grace period of 6 months for obtaining necessary Completion Certificate /Occupation Certificate. If however, in the event it becomes impossible for the Developer to complete the project and obtain necessary Completion/Occupation Certificate in order to handover possession to allottees, then the Developer shall be bound to pay to the Owners a lumpsum penalty of Rs.2,00,00,000/- (Rupees Two crore only) as 'delay penalty' on account of the delay in completing the project.
- (c) This agreement shall be subject to the Force Majeure conditions and the acts of God viz: floods, fire, or other natural calamities and/or civil commotion, wars, etc.

16. **INSURANCE:**

Developer may at its own costs obtain necessary insurance policies with respect to structure(s), men, machine, material, fixture or fittings on the Said Land. Owners shall have no right or claim under such policies. It is clarified that if such policies are matured due to any reasons Owners shall not be entitled to any amount and all claims in this regard shall belong exclusively to the developer.



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संयुक्ता राय रजिस्ट्रार
पटौडी
28/10/24

For Consulate Realty LLP
Ramphool
Authorised Signatory

17. MISCELLANEOUS TERMS:

- (a) Nothing in this agreement may be deemed to constitute partnership between the parties.
- (b) Developer shall be entitled to provide or appoint its agent or representative to provide common facilities including of parking, housekeeping, recreational facilities, security etc. at the Said Colony. The developer shall be entitled to charge for such common facilities. All profits and losses arising through or because of such common services shall accrue to the developer, exclusively.
- (c) The parties shall separately and independently deal with their Income Tax matters at their respective risks and costs. However the parties shall co-operate with each other in case need for such cooperation arises.
- (d) Owners shall not object to the developer becoming party to any future litigation or other proceedings concerning the Said Land or any portion thereof.
- (e) Developer shall indemnify and keep the Owners indemnify for any loss caused to the Owners by developer's any negligent act of omission or commission.
- (f) Each party to this agreement undertakes not to do or cause to do or omit to do such deeds, acts and things which may amount to violation of terms & conditions of this agreement and/or laws of land.
- (g) Both the parties hereto agree and undertake to sign and execute all such further deeds, documents and writings as may be required to give full effect to this agreement.
- (h) This agreement shall be deemed to have been acted upon by the parties hereto, with effect from the date of execution of this agreement.



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संयुक्त राम रजिस्ट्रार
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28/10/24

For Consulate Realty LLP

Ramphool
Authorised Signatory

- (i) Responsibility of compliance with the provisions of Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed thereunder shall be of the Developer.
- (j) The Developer shall obtain registration under Real Estate (Regulation and Development) Act, 2016.
- (k) The Owners shall render full cooperation with the Developer in compliance of laws applicable to the development, marketing and selling of plots/units in the project.

18. ENTIRE AGREEMENT:

This Agreement constitutes the complete agreement and understandings between the parties on the subject matter hereof and supersedes all prior negotiations and/or agreements, either written or oral.

19. PARTIAL INVALIDITY:

In the event of any one or more of the sentences or clauses or portion(s) of this agreement is/are found to be invalid by any court or other competent forum, this agreement will be construed as if the said sentence or clause or portion had not been inserted.

20. TAXES:

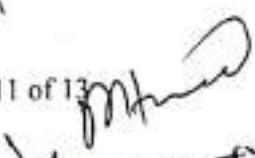
The Owners have paid all Taxes and Levies with respect to the Said Land till the date of execution of this agreement. Henceforth all Taxes and Levies including the charges for electricity and water consumed in or with respect to the Said Land and/or any structure constructed thereon shall be borne by the developer upto the date of development and marketing of Said Colony.

21. RIGHT TO PERFORM COVENANTS OF THE OTHER PARTY:

If either party fails to perform any act required under this agreement, the other party may elect to do so after giving ten (10)



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For Consulate Realty LLP

Ramphool

Authorised Signatory

संयुक्त सच रजिस्ट्रार
पटौदी
28/10/24

days notice in writing to the concerned party. However, such a notice is not required, in the event of an emergency. Any such election of performing the duty of other party will not release the other party from its obligations, and the electing party will be entitled to all reimbursements alongwith interests and costs.

22. **WAIVER:**

Failure by either parties to insist upon the strict performance of any covenant, agreement, term, or condition of this agreement, or to exercise any right or remedy, will not constitute a waiver of any breach or default, present or future, except by specific written waiver.

23. **TERMINATION:**

This agreement can not be terminated by either of the parties to this agreement but either of parties can claim any actual damages/loss from the other party for not performing its obligations under this agreement.

24. **CONFIDENTIAL INFORMATION:**

Either party to this agreement, except with the consent of other party in writing, will not, during the term of this agreement or thereafter, communicate, divulge, or use for the benefit of any third party any information concerning the Said Colony, except than in the usual course of business.

25. **DISPUTES AND RESOLUTION:**

All disputes between the parties hereto, shall be resolved through arbitration, which shall be conducted by an arbitrator appointed with mutual consent of parties or by Court. Seat and Venue of Arbitration shall be at New Delhi. Arbitration shall be in English Language.

IN WITNESS WHEREOF the parties have signed this agreement on the date and place first written hereinabove



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For Consulate Realty LLP


Ramphool

Authorised Signatory

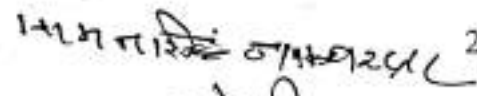
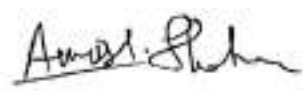
संयुक्त संघ रजिस्ट्रार
पटौदी
28/10/24


 
Ajit Singh and Tarun Rana
OWNERS

For Consulate Realty LLP

Ramphool 
Designated Partner Authorised Signatory
Consulate Realty LLP
DEVELOPER

WITNESSES:

1.  2. 
मैत्री


संयुक्ता राब रजिस्ट्रार
पटोदी
28/10/24



Handwritten notes including '10847', '28/10', 'Narayan S. O.P.', and a signature.

Handwritten number '2663' over a horizontal line, with '23/10/24' written below it, all enclosed in a large hand-drawn circle.

Handwritten signature and text: 'सुभाष राव राजिस्त्रा पलीवी 23/10/24'.

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 23/10/2024

Certificate No. GDW2024J63
GRN No. 122896052



Stamp Duty Paid : ₹ 1080000
(Rs. Only)
Penalty : ₹ 0
(Rs. Only)

Seller / First Party Detail

Name: Avneesh Shoukeen
H.No/Floor: Na Sector/Ward: Na LandMark: Na
City/Village: Peeragarhi District: Delhi State: New delhi
Phone: 98*****77

Buyer / Second Party Detail

Name: Consulate Realty Llp
H.No/Floor: Na Sector/Ward: 23 LandMark: Na
City/Village: Bagdola District: Dwarka State: New delhi
Phone: 98*****77

Purpose: Collaboration Agreement



2667

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

COLLABORATION AGREEMENT

This collaboration agreement is executed at Gurugram on this 23th day
of October 2024

BETWEEN

Avneesh Shoukeen Son of Shri Vijender Singh Son of Smt. Omwati
Resident of Village Peeragarhi, Delhi hereinafter referred to as "Owner"
which expression unless repugnant to the context or subject, shall mean
and include his heirs and successors

AND

Consulate Realty LLP having its office at Property No. 13, Block-B,
Sector 23, First Floor, Bagdola, Dwarka, New Delhi-110077 (acting
through its Designated Partner Shri Ramphool) hereinafter referred to as
"Developer", which expression unless repugnant to the context or
subject, shall mean and include its successors and assigns

Avneesh Shoukeen

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12
सिद्धांत राम रजिस्ट्रार
पटौली
28/10/24

For Consulate Realty LLP

Ramphool

Authorized Signatory




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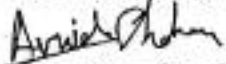
डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	पटौदी
गांव/शहर	Pataudi

धन संबंधी विवरण		
राशि 5000000 रुपये	स्टाम्प ड्यूटी की राशि 100000 रुपये	
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रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:122897249	पेस्टिंग शुल्क 0 रुपये
Drafted By: NAVEEN KUMAR ADV.	Service Charge:0	

यह प्रलेख आज दिनांक 23-10-2024 दिन बुधवार समय 5:32:00 PM बजे श्री/श्रीमती /कुमारी
AVNEESH SHOUKEEN पुत्र VIJENDER SINGH निवास ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (पटौदी)

हस्ताक्षर प्रस्तुतकर्ता
AVNEESH SHOUKEEN



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CONSULATE REALTY LLP thru RAMPHOOLOTHER हाजिर है। प्रतुत प्रलेख
के तर्पों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MAMAN SINGH LAMBARDAR पिता,
निवासी PATAUDI व श्री/श्रीमती /कुमारी AJIT PAL SINGH पिता OM PARKASH
निवासी ND 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 (पटौदी)

दिनांक 23-10-2024

WHEREAS as per Jamabandi for the Year 2021-22 and Mutation No. 17212, Owner is owner in title and possession of land measuring 24 Kanal 5 Marle being 485/807th share of total land measuring 40 Kanal 7 Marla bearing Khewat No. 1584/1541 Khatta No.1616 Khasra No. 101 Killa No. 6/1/2 (4-8), 6/2/1(2-0), 15/2/2(0-16), 16/2/1(0-8); Khewat No. 1586/1543 Khatta No.1618 Khasra No. 101 Killa No.25/1/2(1-7), 25/2/2(1-17); Khewat No. 1588/1545 Khatta No.1620 Khasra No. 101 Killa No.6/1(4-2)15/2(4-0), Khasra No. 111 Killa No. 4/2/2(0-4), 5/2(5-17), 6/2(1-16), 7/1/1(0-12), 14/2/2(0-12), 15/1(2-2), 17/1/1(0-2), 249/2/1/1(7-2), 249/2/2/1(3-2) situated within the revenue estate of Village Pataudi (Hadbast No. 1), Tehsil Pataudi, District Gurugram. Owner got the title of aforesaid land measuring 24 Kanal 5 Marle vide Transfer deed bearing Vasika No. 1599 dated 14.08.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram.

AND WHEREAS Developer is engaged in the business of development of land into Residential/Commercial Complexes. Owner and the Developer have realized the potential of said land as a commercial venture and have agreed as under: -

NOW THE PARTIES HERETO DECLARE, UNDERTAKE AND AGREE AS UNDER

1. BASIC AGREEMENT:

Developer shall develop a Residential Plotted Colony (hereinafter referred to as the 'Said Colony') on the Said Land as per applicable laws after obtaining permissions of the competent authorities.

2. POSSESSION:

Owner has delivered the vacant possession of the Said Land to the Developer at the time of execution & registration of this agreement for the purposes of development of Said Colony at the said land.

3. LAY OUTS/BUILDING PLANS:

Layout plans with respect to the Said Colony on Said Land shall be prepared or caused to be prepared exclusively by the Developer within three months from the date of execution of this agreement.

4. EXISTING STRUCTURE:

Amrit Shukla

Page 2 of 12

Rampal
समुदाय सम रजिस्ट्रार
पटौदी
28/10/24

For Consulate Realty LLP

Rampal

Authorised Signatory



Reg. No.

Reg. Year

Book No.

2663

2024-2025

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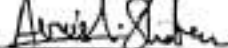


दावेदार

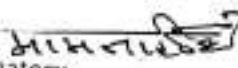


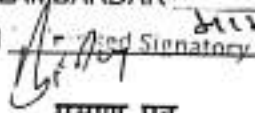
गवाह

उपसंयुक्त पंजीयन अधिकारी

पेशकर्ता :- AVNEESH SHOUKEEN 

दावेदार :- thru RAMPHOOLOTHERCONSULATE REALTY
LLP  For Consulate Realty LLP

गवाह 1 :- MAMAN SINGH LAMBARDAR 

गवाह 2 :- AJIT PAL SINGH  And Signatory

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2663 आज दिनांक 23-10-2024 को बही नं 1 जिल्द नं 210 के पृष्ठ नं 141.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1955 के पृष्ठ संख्या 36 से 40 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-10-2024


उपसंयुक्त पंजीयन अधिकारी पटौदी

Developer shall be entitled to demolish the existing structure or existing building or any portion thereof, if any in order to carry out development of Said Colony at the Said Land as per approved layout plans.

5. **SUPERVISION OF DEVELOPMENT:**

Developer shall be entitled to commence and complete the development of the Said Colony without any interference from any corner (including from Owner) as per the terms and conditions of this agreement.

6. **REPRESENTATION BEFORE GOVT. DEPARTMENTS & THIRD PARTIES:**

(a) Developer shall be entitled to make representation before the Government Departments and Third parties with respect to the Said Land or any building/structure constructed thereon or any portion thereof. The Developer shall be entitled to do all things and acts with respect to the Said Land, which the Owner can or may do. The Developer shall be entitled to apply and obtain electricity, water and sanitary connections for the Said Land or any part thereof. The Developer shall be entitled to apply and obtain necessary licenses, permissions, approvals including approval for change of land use, layout plans, etc. from the concerned department/authority at its own expense. All the expenses with regard to the acts of the Developer (as mentioned in this clause) shall be borne by Developer itself and the Developer shall be exclusively entitled to all refunds (if any) thereof.

(b) Developer may enter into any contract with the third parties regarding the Said Land or any structure thereon or any part thereof for the purposes of development, marketing and selling of the Said Colony or any part thereof.

7. **INVESTMENTS FOR DEVELOPMENT:**

Developer shall invest all the funds required for the development, marketing and selling of the Said Colony at the Said Land. In other words, Owner has invested their Said Land and the Developer shall invest its financial resources and manpower for the development of the Said Colony.

8. **RIGHT TO SELL AND MARKET THE SAID COLONY**

Arvind Shukla

Page 3 of 12

[Signature]
सयुक्त सच रजिस्ट्रार
पटौदी
28/10/24

For Consulate Realty LLP

Ramphool
Authorised Signatory

- (a) Developer shall have the exclusive rights to sell/alienate/transfer the Said Colony (including all plots, units, space on the Said Land) either as a whole or in parts either before or after the completion of the Said Colony as per Govt. rules and regulations.
- (b) All the sale considerations, lease rents, license fees and other revenues from the sale/alienation/transfer/marketing of the Said Colony and/or independent units constructed on the Said Land shall be received and dealt by the developer. However, Developer shall have to follow applicable rules and regulations.
- (c) The rates for the Said Colony including the rates for the independent flats, plots, shops and/or units therein shall be fixed exclusively by Developer.
- (d) For the purposes of marketing the Said Colony developer may advertise the same in such manner and through such media, which it may think fit and proper
- (e) Developer shall start sale/marketing of Said Colony only after taking registration of the Project with Haryana Real Estate Regulatory Authority.

9. OWNER'S CONSIDERATION

Developer shall pay a sum of Rs. 22,000/- (Rupees Twenty-Two Thousand Only) per square yard for the residential plotted area sanctioned by authorities for Said Land (i.e., 24 Kanal 5 Marla) towards his consideration for this agreement and for providing Said Land to Developer for development in terms of this agreement. This consideration shall be payable as per schedule agreed by parties in Agreement/MOU dated 27.08.2024.

Owner shall have no claim in respect of commercial area. Owner shall not be entitled to any other consideration.

In the event the Developer fails to pay the above said agreed amount to the Owner on or before the mutually agreed date, the Developer shall be entitled to 6(six) months grace period and in case of failure to pay even after lapse of said grace period, the

Atul Sharma

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पटौली
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any structure constructed thereon or any part thereof.

- (f) Owner shall render their full co-operation to the developer for the development, marketing and selling of the Said Colony and for the purposes of transferring the Said Colony or any part thereof to the intending buyer(s).
- (g) Owner understands that much of the portion of the Said Land shall have to be left for common areas and services (including as parks, roads, footpaths, etc.) which cannot be sold to anyone and is to be left for the common benefits and common use of the occupants of the Said Colony. Owner undertakes that he will not claim any share/interest in any area/land, which is not marketable/saleable or which is left for the common benefits and common use of the occupants of the Said Colony.
- (h) Owner shall execute and provide all such declarations, undertakings and affidavits as may be required by competent authorities including Directorate of Town and Country Planning & Real Estate Regulatory Authority. These declarations, undertakings and affidavits may include Owner's declaration to the effect that they shall remain jointly and severally liable along with Developer for liabilities towards allottees and under RERA Act/Rules/Regulations. Owner shall execute all such declarations, undertakings and affidavits without any objection or protest.
- (i) In case the developer includes the Said Land as a part of any other residential/commercial project or complex and even otherwise, the Owner shall not -
- i) object to inclusion of Said Land with other lands for developing of Project
 - ii) interfere in the activities of the developer
 - iii) object to any decision of the developer

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- iv) claim any share/consideration for area other than the Said Land.

12. OTHERS OBLIGATIONS OF THE DEVELOPER:

- (a) Developer shall develop and market the Said Colony in accordance with Government Standards and Norms and shall take care of all applicable laws including in relation to the person to whom the area/space/units/plots/flats on the Said Land may be sold or leased.
- (b) It shall be the exclusive responsibility of the Developer to obtain all necessary government sanctions, approvals and NOCs as may be required to develop the Project/Said Colony.
- (c) All costs including the costs of obtaining necessary approvals and sanctions shall be borne exclusively by the Developer.
- (d) Owner shall not be responsible for any mis-happening with any labour or workmen during the development of Said Colony. Respective contractor shall be responsible in this regard. However, the developer may at its own costs obtain necessary insurance policies with respect to the men and machinery at the site.
- (e) Owner shall not be liable to make any payment to any workmen, contractor, labour, vendor, etc. involved during the process of development the Said Colony.

13. WARRANTY OF TITLE:

- (a) Owner hereby represent and confirm that:
- i) Owner is the absolute owner of the Said Land.
- ii) No person other than the Owner has any charge,

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interest, claim or right in the Said Land or any portion thereof.

- iii) No litigation or other proceeding concerning the Said Land or any portion thereof is pending in any court or before any authority.
 - iv) There are no chances of the Said Land or any portion thereof, getting attached in execution of any decree of any court or any order of any competent authority.
 - v) Said Land is free from all encumbrances
 - vi) Said Land is not subject matter of any prior agreement of any nature whatsoever.
- (b) Owner hereby undertake to indemnify and keep the developer indemnified; and undertake to make the loss caused to the developer good and compensate the developer in case the development, marketing and selling of the Said Colony is obstructed or hindered due to defect in Owner's title or due to any omission or commission on the part of Owner.

14. TIME FRAME:

- (a) Developer shall make all sincere efforts to get the License from Directorate of Town and Country Planning within 15 (Fifteen) months from the date of execution of this agreement with an additional grace period of 3(three) months for unforeseen delays, failing which the Owner shall have the right to get this agreement terminated as non-est.
- (b) Developer shall make all sincere efforts to complete the development of the Said Colony within 48 (Forty eight) months from the date of receipt of final sanction/approval of layout plans by the concerned authorities with an additional grace period of 6 months for obtaining necessary Completion Certificate /Occupation Certificate.

Arvind Sharma

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- (b) This agreement shall be subject to the Force Majeure conditions and the acts of God viz. floods, fire, or other natural calamities and/or civil commotion, wars, etc.

15. **INSURANCE:**

Developer may at its own costs obtain necessary insurance policies with respect to structure(s), men, machine, material, fixture or fittings on the Said Land. Owner shall have no right or claim under such policies. It is clarified that if such policies are matured due to any reasons Owner shall not be entitled to any amount and all claims in this regard shall belong exclusively to the developer.

16. **MISCELLANEOUS TERMS:**

- (a) Nothing in this agreement may be deemed to constitute partnership between the parties.
- (b) Developer shall be entitled to provide or appoint its agent or representative to provide common facilities including of parking, housekeeping, recreational facilities, security etc. at the Said Colony. The developer shall be entitled to charge for such common facilities. All profits and losses arising through or because of such common services shall accrue to the developer, exclusively.
- (c) The parties shall separately and independently deal with their Income Tax matters at their respective risks and costs. However the parties shall co-operate with each other in case need for such cooperation arises.
- (d) Owner shall not object to the developer becoming party to any future litigation or other proceedings concerning the Said Land or any portion thereof.
- (e) Developer shall indemnify and keep the Owner indemnify for any loss caused to the Owner by developer's any negligent act of omission or commission.

Arvind Singh

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- (f) Each party to this agreement undertakes not to do or cause to do or omit to do such deeds, acts and things which may amount to violation of terms & conditions of this agreement and/or laws of land.
- (g) Both the parties hereto agree and undertake to sign and execute all such further deeds, documents and writings as may be required to give full effect to this agreement.
- (h) This agreement shall be deemed to have been acted upon by the parties hereto, with effect from the date of execution of this agreement.
- (i) Responsibility of compliance with the provisions of Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed thereunder shall be of the Developer.
- (j) The Developer shall obtain registration under Real Estate (Regulation and Development) Act, 2016.
- (k) The Owner shall render full cooperation with the Developer in compliance of laws applicable to the development, marketing and selling of plots/units in the project.

17. ENTIRE AGREEMENT:

This Agreement constitutes the complete agreement and understandings between the parties on the subject matter hereof and supersedes all prior negotiations and/or agreements, either written or oral.

18. PARTIAL INVALIDITY:

In the event of any one or more of the sentences or clauses or portion(s) of this agreement is/are found to be invalid by any court or other competent forum, this agreement will be construed as if the said sentence or clause or portion had not been inserted.

19. TAXES:

Anand Sharma

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संगणक सभ रजिस्ट्रार
पटौदी
08/10/17

For Consulate Realty LLP

Ramphool
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The Owner has paid all Taxes and Levies with respect to the Said Land till the date of execution of this agreement. Henceforth all Taxes and Levies including the charges for electricity and water consumed in or with respect to the Said Land and/or any structure constructed thereon shall be borne by the developer upto the date of development and marketing of Said Colony.

20. RIGHT TO PERFORM COVENANTS OF THE OTHER PARTY:

If either party fails to perform any act required under this agreement, the other party may elect to do so after giving ten (10) days notice in writing to the concerned party. However, such a notice is not required, in the event of an emergency. Any such election of performing the duty of other party will not release the other party from its obligations, and the electing party will be entitled to all reimbursements alongwith interests and costs.

21. WAIVER:

Failure by either parties to insist upon the strict performance of any covenant, agreement, term, or condition of this agreement, or to exercise any right or remedy, will not constitute a waiver of any breach or default, present or future, except by specific written waiver.

22. TERMINATION:

Subject to what has been stated hereinabove, this agreement can not be terminated by either of the parties to this agreement but either of parties can claim any actual damages/loss from the other party for not performing its obligations under this agreement.

23. CONFIDENTIAL INFORMATION:

Either party to this agreement, except with the consent of other party in writing, will not, during the term of this agreement or thereafter, communicate, divulge, or use for the benefit of any third

Assistant Signatory

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party any information concerning the Said Colony, except than in the usual course of business.

24. **DISPUTES AND RESOLUTION:**

All disputes between the parties hereto, shall be resolved through arbitration, which shall be conducted by an arbitrator appointed with mutual consent of parties or by Court. Seat and Venue of Arbitration shall be at New Delhi. Arbitration shall be in English Language.

IN WITNESS WHEREOF the parties have signed this agreement on the date and place first written hereinabove

Avneesh Shoukeen
OWNER

Avneesh Shoukeen

For ~~Rampool~~ Realty LLP
Designated Partner
Consulate Realty LLP *Rampool*
DEVELOPER Authorized Signatory

WITNESSES:

1. *हिमांशु कुमार शर्मा*
मेरी

2. *File*

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[Signature]
सा. का. सब. रजिस्ट्रार
पटौती
28/10/24



भारत सरकार
GOVERNMENT OF INDIA



अविनीश शोकीन
Avirish Shokeen
जन्म तिथि/ DOB: 27/10/1996
पुरुष / MALE



4206 9321 4636

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O विजेन्द्र सिंह, हाउस न-
सी-234, विलेज पीरा गढ़ी,
सिध बाबा मंदिर के पास,
सुंदर विहार, पश्चिम दिल्ली,
दिल्ली - 110087

Address:
S/O Vijender Singh, House No.-C-
234, Village Peera Garhi, Near Sidh
Baba Mandir, Sunder Vihar, West
Delhi,
Delhi - 110087

4206 9321 4636

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
Government of India



रामफूल
Ramphool
जन्म तिथि/ DOB: 08/09/1997
पुरुष / Male



7954 0043 5771

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
आत्मज: कृष्ण कुमार, टीकला (६०),
नगल तेजु, रेवाड़ी, बजास, हरियाणा,
123501

Address:
S/O. Krishan Kumar, Teekla (60),
Nangal Teju, Rewari, Bawal,
Haryana, 123501

7954 0043 5771

1947
1900 300 1947

help@uidai.gov.in

www.uidai.gov.in

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