





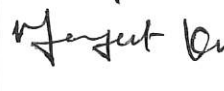


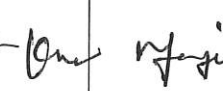
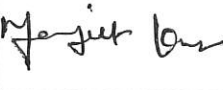
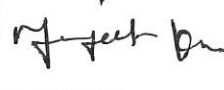
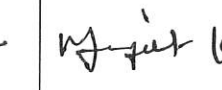
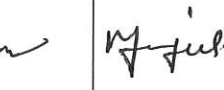
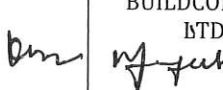
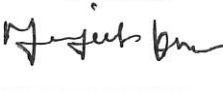

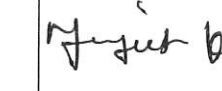
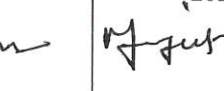
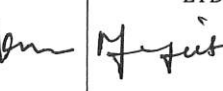

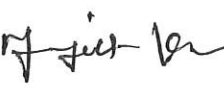
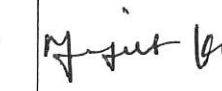
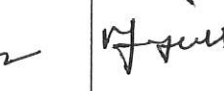
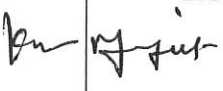
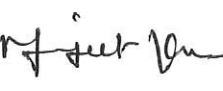
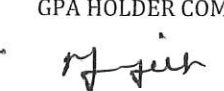
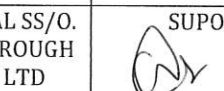


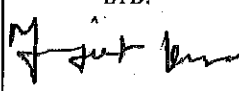
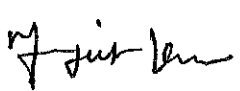
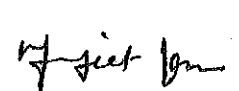
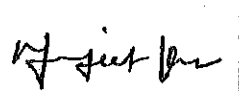
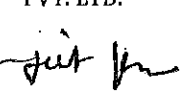
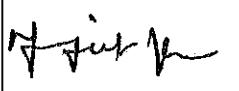
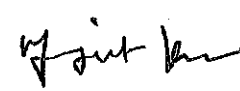

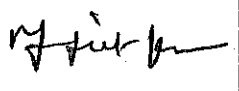
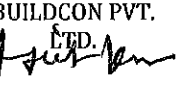
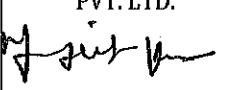
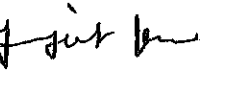
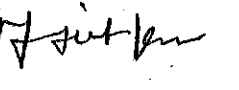
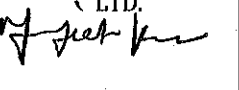
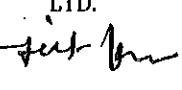
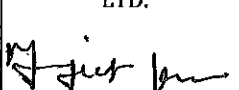
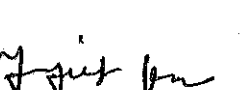

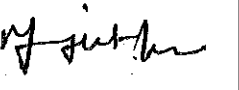
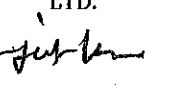
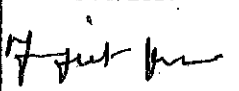
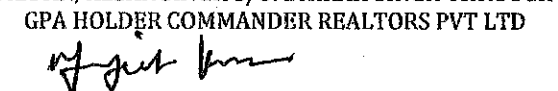

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 27/08/2020
Certificate No.	G0272020H1821		Stamp Duty Paid : ₹ 38970000 (Rs. Only)
GRN No.	66873990		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>			
Name:	Commander Realtors Private limited		
H.No/Floor :	C4/ff	Sector/Ward : X	LandMark : Malviya nagar
City/Village :	New delhi	District : New delhi	State : Delhi
Phone:	98*****89	Others : Ireo private limited etc	
<u>Buyer / Second Party Detail</u>			
Name :	Suposhaa Realcon Private limited		
H.No/Floor :	94	Sector/Ward : T/f	LandMark : Triveni apartment esi hospital
City/Village:	Jhilmil colony	District : New delhi	State : Delhi
Phone :	98*****89		
Purpose : Non Judicial Stamp Paper for Collaboration Agreement			

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

COLLABRATION AGREEMENT

TYPE OF DEED	: COLLABRATION AGREEMENT
NAME OF VILLAGE /CITY & CODE	: ULLAWAS & BEHRAMPUR
TEHSIL /SUB TEHSIL	: WAZIRABAD, GURUGRAM
TYPE OF PROPERTY	: LICENSED RESIDENTIAL PLOTTED
COLONY	: GROUP HOUSING COLONY LAND
UNIT LAND	: 180 Kanals-19 Marlas (22.61875 Acres)
STAMP DUTY	: Rs.3,89,70,000/-
STAMP NUMBER & DATE:	: G0272020H1821/27.08.2020
STAMP GRN	: 66873990
REGISTRATION FEE	: Rs.50,003/-
REGISTRATION FEE GRN	: 0066884682

This Collaboration Agreement (this "Agreement") is made at Gurugram, Haryana on this 31st day of August, 2020 amongst:

COMMANDER REALTORS PVT. LTD. 	Ireo PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

1. **Commander Realtors Private Limited** (CIN: (CIN: U70101DL2005PTC139529a), a company existing under the Companies Act, 2013 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi-110017 - **Land Owner No.1 and as Lead Company;**

2. **IREO PRIVATE LIMITED** (CIN: U70101DL2004PTC125163), a company incorporated under the Companies Act, 1956 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi -110017 – **Land Owner No.2;**

3. The Entities mentioned in **Schedule I-A** collectively **Land Owner No. 3;**

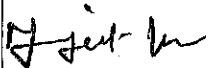
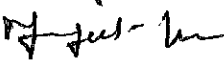
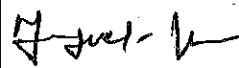
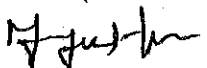
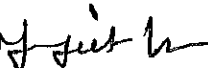


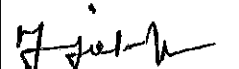
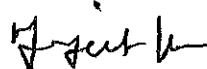
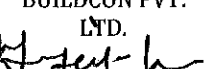
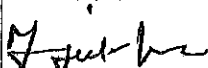
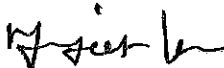
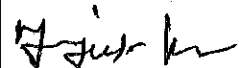

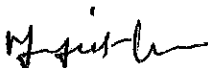
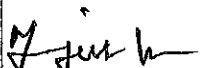
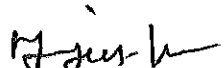
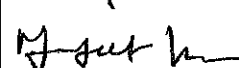
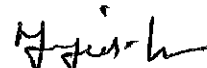

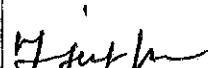


4. Sh. Nathi adopt. Makhan, Attar Singh, Rajpal s/o. Medan, Kesar Singh S/o Bhikah Singh all all Residence of Village Ullawas, Tehsil-Wazirabad, Distt. Gurugram, Haryana .through their duly authorized attorney Mr. Manjeet Kumar (Aadhar No. .776229419229) son of Mr. Suresh Kumar resident of .Village Chandu, Bhudhera (43), Gurugram, Haryana, who is authorized vide duly registered Power of Attorney duly registered vide Vasika No. 9528 dated 05/09/2019 registered in the office of Sub-Registrar, Sohna, collectively **Land Owner No. 4;** and

5. The Entities mentioned in **Schedule I-B** collectively **Land Owner No. 5**(hereinafter Land Owner No.1 to Land Owner No.4 are collectively referred to as "**Land Owners**", and Land Owner No.5 is referred to as "**Owners**", which expressions shall, unless repugnant to the context or meaning thereof, be deemed to include each of their respective permitted assigns, successors and liquidators) acting through their respective authorized signatories, duly authorized *vide* board resolution in this regard, being Party of the **FIRSTPART;**

(Such Land Owners/Owners, which are corporate entities, have been authorized by their respective board resolutions to execute this Agreement as summarized in **Schedule I-B**)

AND

SUPOSHAA REALCON PRIVATE LIMITED, (CIN: U70105DL2016PTC298979) a company incorporated under the Companies Act, 2013 and having its registered office at 94, T/F, Triveni Apartment, Jhilmil Colony, ESI Hospital, New Delhi-110095 (hereinafter referred to as "**SRPL**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include

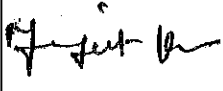
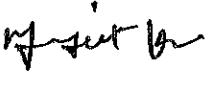
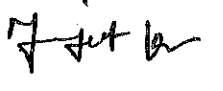
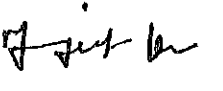
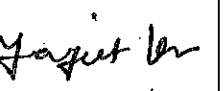
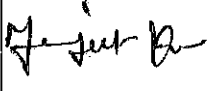
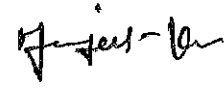
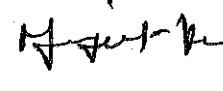
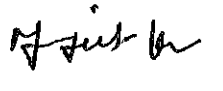
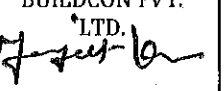
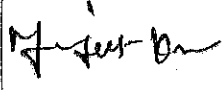
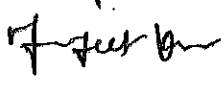
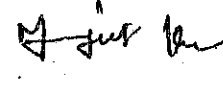
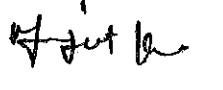
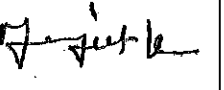
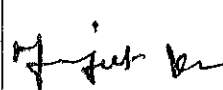
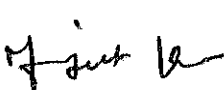
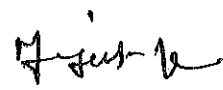
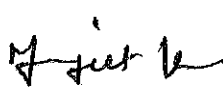
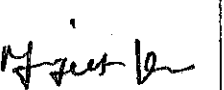
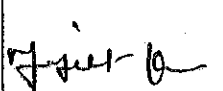
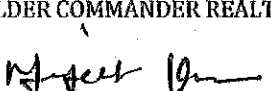

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its permitted assigns, successors and liquidators) acting through its authorized signatory Mr. Gaurav Bansal duly authorized *vide* its board resolution, being Party of the **SECOND PART**.

(All parties to this Agreement i.e. the Land Owners, Owners, Lead Company, Land Owner No.2 and SRPL are hereinafter collectively referred to as the '**Parties**' and individually referred to as a '**Party**').

WHEREAS LAND OWNER NO.2, LEAD COMPANY, LAND OWNERS AND OWNERS HAVE REPRESENTED TO SRPL THAT:

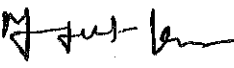
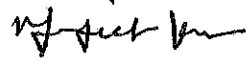
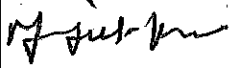
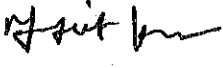
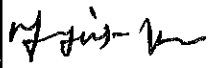
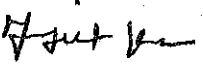
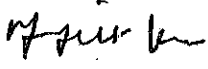


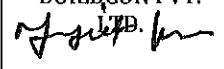
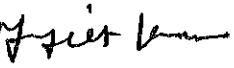

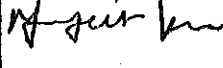


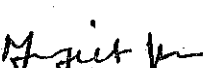
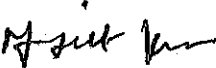
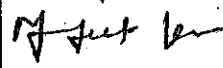

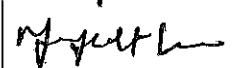
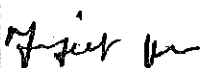
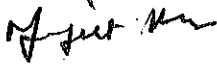

1. Plotted Colony License Nos. 63 of 2009 and 107 of 2010 and Group Housing Colony Licence No. 26 of 2009(collectively the "**Plotted Licence**") have been granted to Land Owners, Owners and the Lead Company over an area of 286.169 acres (the "**Larger Land**", details whereof are attached with the Plotted Licence) in the revenue estate of village Ullahawas & Behrampur, Sub Tehsil Wazirabad and District Gurugram.
2. Lead Company is the owner of part of the Larger Land and also the lead company in relation to the Plotted Licence, and has entered into Bilateral Agreements with Government of Haryana/ Director Town and Country Planning, Haryana ("**DTCP**") for the Larger Land.
3. The Land Owners, Owners and the Lead Company have jointly agreed to apply and migrate in accordance with the Migration Policy dated 08.02.2016 of DTCP under the DDJAY Policy and obtain DDJAY Licence, permissions, sanctions and approvals, etc. for part of the Larger Land as described in **Schedule-II, Part-A** (such part called the "**Scheduled Land**") for the purpose of developing plotted residential colony under DDJAY Policy (hereinafter referred to as the "**Proposed Project**") in accordance with the rules, regulations, bye laws, sanctions, permits, DDJAY Licence to be obtained from DTCP and other competent authorities.
4. The Land Owners, Owners and the Lead Company now wish to record and set out the detailed terms & conditions as appearing hereinafter in this Agreement.

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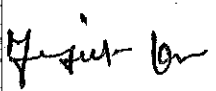
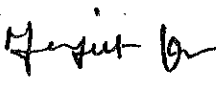
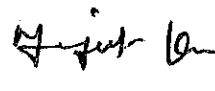
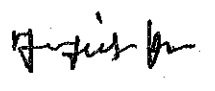
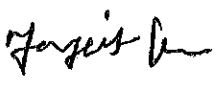
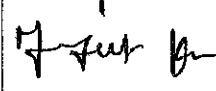
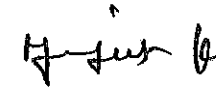
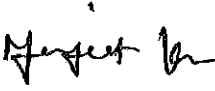
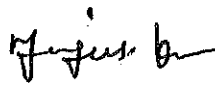
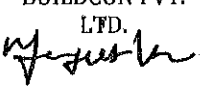
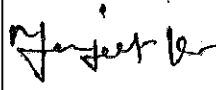
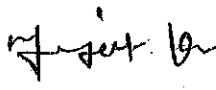
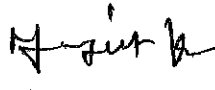
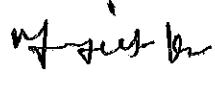
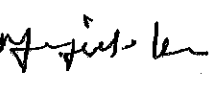
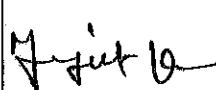
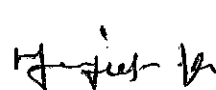
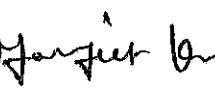
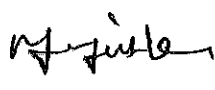
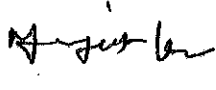
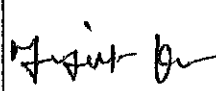
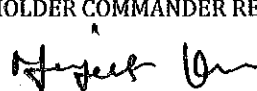

5. The Land Owners are the recorded owners of Scheduled Land and other parcels of land (such other parcels called the "Other Land", details whereof are given in **Schedule-II, Part-B**). The Scheduled Land and Other Land in aggregate have an area of approximately 22.61875 acres and are hereinafter jointly referred as **Collaboration Land**, details whereof are given in **Schedule-II, Part-C**. Part of **Collaboration Land** having an area of approximately 15.925 acres in Village Ullawas, Sector 61, Gurugram, Haryana is hereinafter referred as "**Said Land-I**" and the other part of Collaboration Land ad-measuring approximately 6.69375 acres which is contiguous with Said Land-I is hereinafter referred as "**Said Land-II**". The details of Said Land-I and Said Land- II are given in **Schedule-II, Part-D and Schedule-II, Part-E** respectively. The Collaboration Land is delineated on the plan in **Schedule-III**, subject to such minor changes as may be directed by DTCP and pursuant to mutual agreement.
6. LAND OWNER NO.2 is keen to gain best industry practices from other reputed developers, which will assist in delivering good products in the market. This will also result in accelerating the process of construction and development and SRPL has approached LAND OWNER NO.2 stating that it has the requisite expertise of undertaking and developing similar projects, for development of the Collaboration Land, and has offered to collaborate with LAND OWNER NO.2 in development of the Collaboration Land in accordance with the DDJAY Licence and the said offer of collaboration of SRPL has been accepted on the terms and conditions herein contained.
7. The Collaboration Land has fully developed trunk infrastructure i.e. roads, water supply, street lighting, drainage and sewage.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

A. DEFINITIONS AND INTERPRETATION

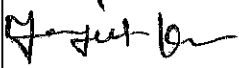
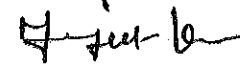
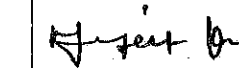

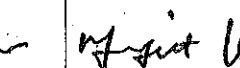
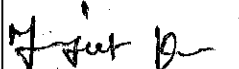

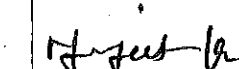

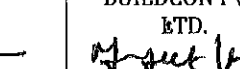
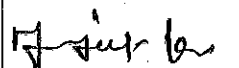
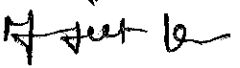
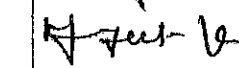
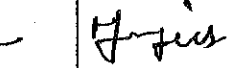
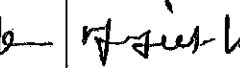
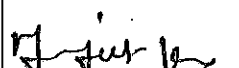
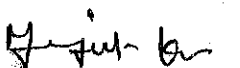
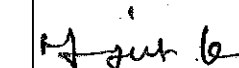


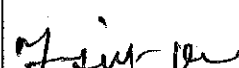

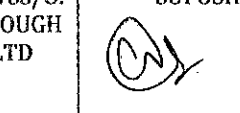
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- (a) Definitions- In this Agreement (including the recitals), unless the context otherwise requires, the following expressions shall have the following meanings:
- (i) **"Affiliate"**, shall mean in relation to any Party, any person that controls, is controlled by or is under the common control with that Party, as the case may be and shall include its associates, parent and subsidiary company(ies);
 - (ii) **"Agreement"** shall mean this Collaboration Agreement including all Schedules and Annexures attached hereto or incorporated herein by reference, as may be amended / supplemented by the Parties from time to time in writing;
 - (iii) **"Appointed Date"** shall have the meaning ascribed to the term under Clause 5.11 hereof;
 - (iv) **"Applicable Law"** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees, including the Foreign Direct Investment policies, rules and regulations and other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter and shall include all amendments, modifications, re-enactments and replacements thereof;
 - (v) **"Approvals"**, means and refer to all permissions, including no objection certificates, clearances, permits, building sanction plans, sanctions, exemptions, approvals including but not limited to registration under RERA, Airports Authority of India, Pollution Control Board, Ministry of Environment & Forest, Fire departments, BR-III, Mining, Forest, Aravalli clearance, National Highways Authority of India, Ground water clearance, Haryana Urban Development Authority approvals, Town and Country Planning, Haryana, Haryana local bodies, building plan sanction / approval, occupation certificate, completion certificate etc. or parts thereof, required from any Governmental Authority or from any other person, as the case may be, for the acquisition, construction, development, ownership,

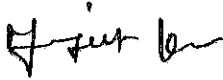
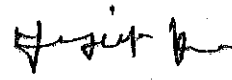
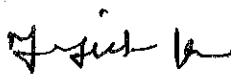
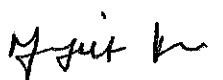

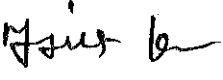
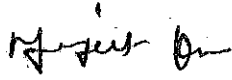
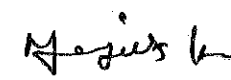
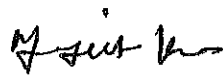
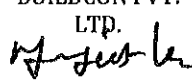

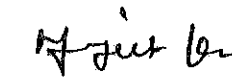
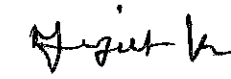
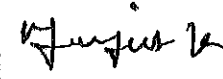
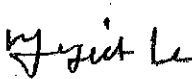

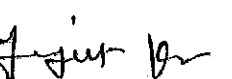
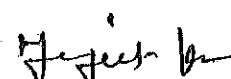
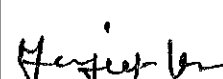
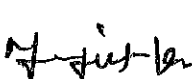
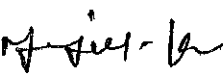
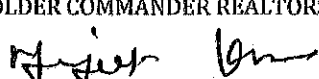

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FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
				
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occupancy, operation, management, disposal, transfer of or creation of third party interest and shall include without limitation all approvals relating to or pursuant to sanction of layout plans, building sanctioned plans, environment, drawing of water, height, commencement certificates and the occupation certificates required in relation to the construction, development, occupation and sale of the Collaboration Land;

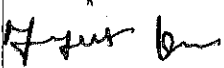
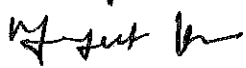
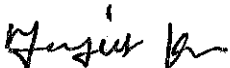
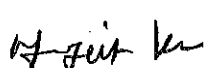
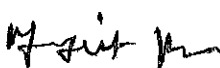
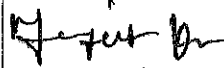
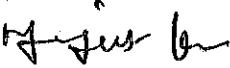
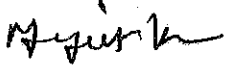
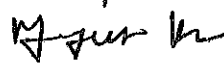
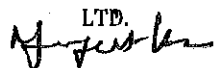
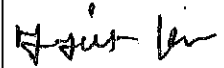
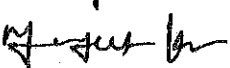
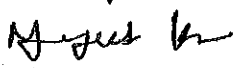
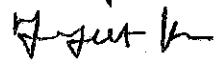
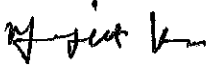
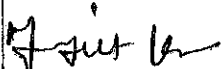
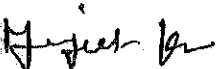
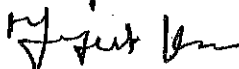
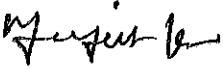
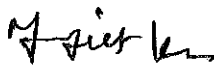
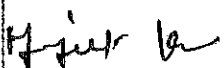


- (vi) **"Area Share Agreement"** shall have the meaning ascribed to the term under Clause 4.3 hereof;
- (vii) **"BuA" or "BUA"** shall mean built up area as per Applicable Laws;
- (viii) **"Business Day"** shall mean the day when the scheduled banks are open for public dealing in New Delhi and Gurugram, Haryana in India;
- (ix) **"CBI Investigation"** shall have the same meaning as ascribed to the term under Clause 5.9.1 of this Agreement;
- (x) **"Change in Beneficial Interest Policy"** shall mean the policy notified by the Government of Haryana vide no.PF-51A/2015/2708 dated 18.02.2015 titled as "Policy Parameters for allowing Change in Beneficial Interest, viz. Change in Developer; Assignment of Joint Development rights and/or Marketing Rights, etc. under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder, including the clarification dated 31/03/2016 issued by DTCP in regard thereto.
- (xi) **"Collaboration Land"** shall have the meaning ascribed to it in Recital 6to this Agreement;
- (xii) **"DDJAY License"** shall mean and refer to the license granted by the DTCP in accordance with the DDJAY Policy;

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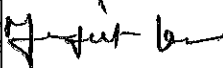
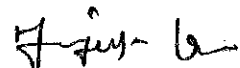
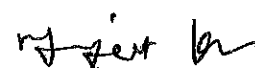
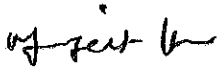
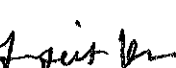
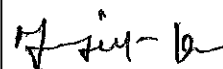
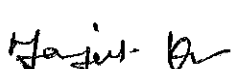
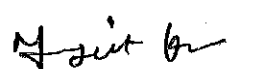

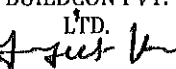
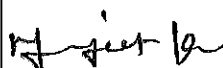
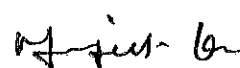

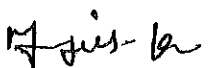
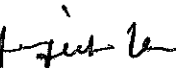
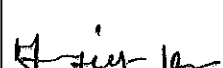
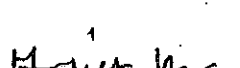
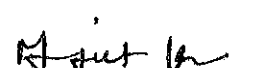
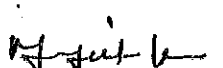

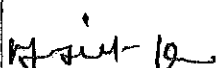
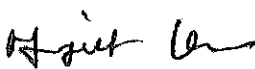

- (xiii) **"DDJAY Policy"** shall mean and refer to the Deen Dayal Jan Awas Yojna – Affordable Plotted Housing Policy 2016 issued by the Government of Haryana, including any amendments thereof;
- (xiv) **"Definitive Documents"** shall mean and refer to this Agreement, SRPL GPA, Escrow Agreement, Security Trustee Agreement and other documents/agreements executed for the Collaboration Land and the Project between the Parties;
- (xv) **"Development Rights"** shall in addition to the natural grammatical meaning of the expression also include:
- all the rights and interests granted by LAND OWNER NO.2, Lead Company and the Land Owners in favour of SRPL under and in terms of this Agreement including but not limited to rights to develop the Project in the manner provided hereunder and rights in the SRPL's BUA;
 - irrevocable and exclusive rights to SRPL to commence, carry out and complete the development and construction of the Project on the Collaboration Land, at its cost and expense through its agents, servants or assigns, subject to and in accordance with Approvals, necessary permissions, existing or future, from municipal and any other concerned authorities and for this purpose to have unhindered access to the Collaboration Land including ingress and egress, and do all activities for construction and development thereupon, in accordance with the terms hereof;
 - the Land Owners/ Lead Company/LAND OWNER NO.2 shall hand over the possession of the Collaboration Land to SRPL in accordance with Clause 5.2(iv) and for the purposes of carrying out development over the Collaboration Land;

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- (d) the absolute right to own, alienate, transfer, sell, convey or otherwise assign or part with possession of the SRPL's BUA as per this Agreement with proportionate, indivisible, impartible and undivided rights in the land underneath and or other facilities at any time and to receive, retain and appropriate all sale proceeds therefore from any prospective buyers/transferees without limitation or lien;
- (e) the irrevocable and exclusive right to directly or indirectly transfer title in the units/spaces/areas comprised in SRPL's BUA with proportionate, indivisible, impartible and undivided rights in the Collaboration Land or part thereof or any plots developed on the Collaboration Land to the prospective buyers, by execution of suitable deeds and documents in respect thereto as per Approvals; and
- (f) the irrevocable and exclusive right to maintain the Project and pursuant thereto the right to enter into agreements with purchasers, occupiers and owners of the Units/Saleable Area in the Project and to receive all deposits related to maintenance, service charges and costs from them without any limitation or lien.
- (xvi) **"DTCP"** shall mean the Director, Town and Country Planning, Haryana or such designated competent authority to issue renewals of License and building plan sanction;
- (xvii) **"ECC"** shall mean and refer to Electricity Connection Charges;
- (xviii) **"EDC"** shall mean and refer to External Development Charges;
- (xix) **"Effective Date"** shall mean the date on which SRPL makes payment up to the Fourth Tranche of IFRSD-I in accordance with Clause 5.2(iv) of this Agreement;

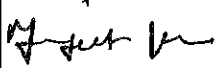
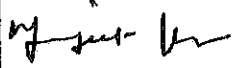
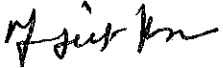
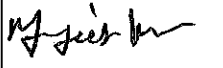
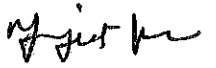
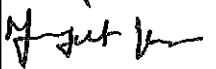
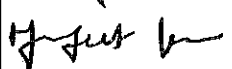
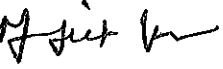
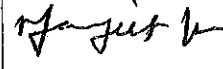
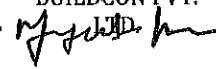
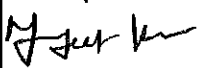
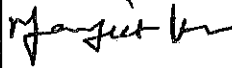
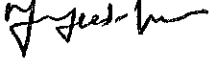
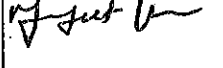

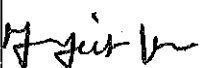
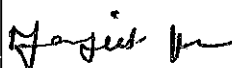

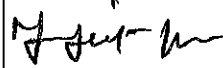
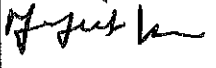

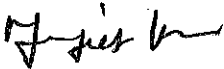

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- (xx) **"Encumbrance"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;
- (xxi) **"Escrow Account"** shall mean the escrow account opened and operated under the terms of the Escrow Agreement;
- (xxii) **"Escrow Agent"** shall mean the escrow agent as appointed by the LAND OWNER NO.2 and SRPL pursuant to the Escrow Agreement;
- (xxiii) **"Escrow Agreement"** shall mean the escrow agreement entered into by and between LAND OWNER NO.2, SRPL and the Escrow Agent in relation to the Escrow Account.
- (xxiv) **"Execution Date"** shall mean the date of signing of this Agreement and the SRPL GPA and other ancillary documents;
- (xxv) **"FSI/FAR"** means Floor Space Index/ Floor Area Ratio and is also used to denote the area resulting there from;
- (xxvi) **"Governmental Authority(ies)"** shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/ HUDA/local authority/DTCP having jurisdiction over any matter

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pertaining to the construction, development and sale of the Project, Collaboration Land and the LAND OWNER NO.2 Principle Land;

- (xxvii) **"Hard Stop Date"** shall mean and refer to the date on or before expiry of 20 (twenty) days from the Execution Date;
- (xxviii) **"IBMS"** shall mean Interest Bearing Maintenance Security;
- (xxix) **"IDC"** shall mean and refer to Infrastructure Development Charges;
- (xxx) **"IFMS"** shall refer and mean to Interest Free Maintenance Security;
- (xxxi) **"IIFL"** shall refer to IIFL Finance Limited which has extended loan/ credit facility to Land Owners/ LAND OWNER NO.2 and in whose favour portions of the Collaboration Land, as described in **Annexure-I**, are mortgaged by way of equitable mortgage;
- (xxxii) **"IIFL Loan"** shall refer and mean the loan granted by IIFL to LAND OWNER NO.2, outstanding whereof as on 05 August 2020 is around Rs. 52 Crores and in respect of which 14.10 acres of land including 8.75 acres of the Collaboration Land is mortgaged by way of an equitable mortgage;
- (xxxiii) **"IFRSD or Interest Free Refundable Security Deposit"** shall mean the amount aggregating to Rs. 262,22,96,250 (Rupees Two Hundred Sixty Two Cores Twenty Two Lakhs Ninety Six Thousand Two Hundred Fifty Only) to be paid by SRPL to LAND OWNER NO.2 in terms of this Agreement as interest free refundable security deposit;
- (xxxiv) **"LAND OWNER NO.2's BUA"** shall have the meaning assigned to it in Clause 4.1(i) herein;
- (xxxv) **"LAND OWNER NO.2 Collection"** shall have the meaning ascribed to the term under Clause 5.14.2 of this Agreement;

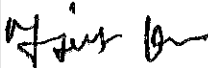
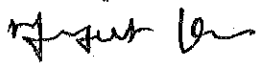
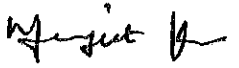
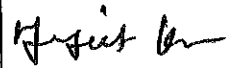

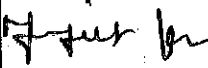
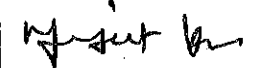
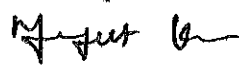
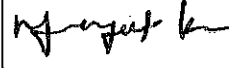
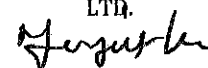
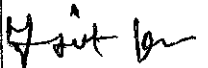
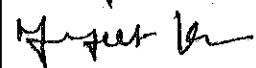


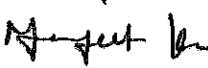
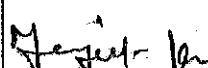
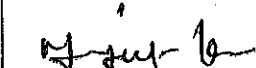
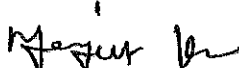

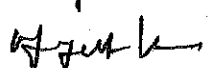
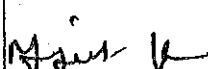
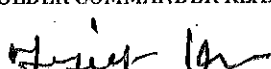

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(xxxvi) "**LAND OWNER NO.2's Costs**" shall mean any and all costs, charges, stamp duties, fees, expenses or payments of any nature or description whatsoever, towards the following -

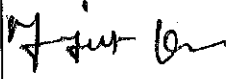
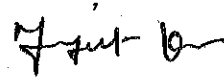
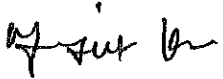
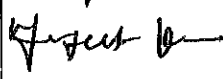
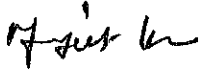
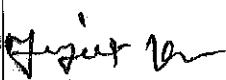
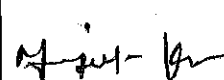
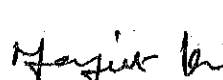

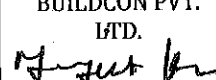
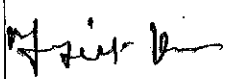
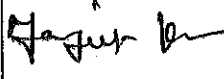
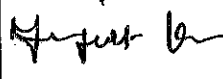
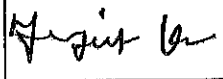
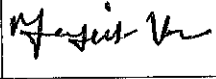
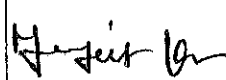
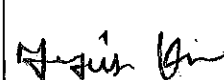
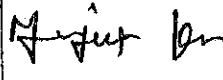
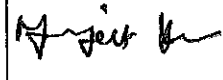
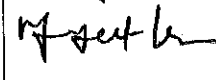
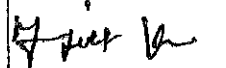
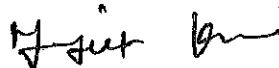
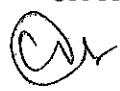
- (a) towards LAND OWNER NO.2 Obligations under this Agreement;
- (b) towards scrutiny fees, license fees, conversion charges, EDC & IDC with respect to DDJAY Licence and administrative charges payable for Change in Developer Permission, both with respect to the residential component of the Collaboration Land (SRPL shall be responsible and liable for making payments towards the difference between the fees and charges with respect to the residential component and commercial component of the Collaboration Land);

(xxxvii) "**LAND OWNER NO.2 Obligations**" shall mean the following;

- (a) To incur all LAND OWNER NO.2's Costs;
- (b) To create equitable mortgage over same parcel of land as currently mortgaged in favor of IIFL including part of the Said Land-I and such other land not forming part of the Collaboration Land, on or before the Hard Stop Date, subject to takeover of the IIFL by SRPL;
- (c) Not to do any act of omission or commission in relation to the Larger Land or otherwise that would prejudice the development or construction of the Collaboration Land or would have an effect of withholding or denying permission to occupy the SRPL's BUA or LAND OWNER NO.2's BUA or for grant of an independent DDJAY License over Collaboration Land;
- (d) To migrate part of the Plotted License in respect of the Collaboration Land to an independent DDJAY License;

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- (e) To obtain Change in Developer Permission in favor of SRPL;
- (f) To apply for all Approvals in respect of the Project as may be required by SRPL relating to an independent DDJAY License over the Collaboration Land;
- (g) To irrevocably permit SRPL to enter upon and exercise such control over the Collaboration Land as required for the purposes of exercising the SRPL Rights;
- (h) To require and make Land Owners to transfer title in Saleable Area of SRPL's BUA and LAND OWNER NO.2'S BUA and the proportionate share in Collaboration Land, in favor of the allottees of the SRPL's BUA and LAND OWNER NO.2'S BUA and to execute all documents thereof in a timely manner in accordance with the contracts / arrangements between SRPL and the allottees / purchasers, LAND OWNER NO.2 and the allottees/ purchasers at the cost, risk and expense of SRPL/LAND OWNER NO.2/ the allottees / purchasers;
- (i) To execute all necessary legal and statutory writings, agreements and documents for exercise of the SRPL Obligations and SRPL Rights and for sale of the SRPL's BUA as and when and in the manner / format that may be required by SRPL, and to require the Land Owners to do the same, at the cost, risk and expense of SRPL;
- (j) Not to create any Encumbrance over the Collaboration Land;
- (k) To refund the IFRSD to SRPL in accordance with Clause 5.14 of this Agreement;
- (l) To ensure that the SRPL GPA provided in accordance with Clause 3.5 of this Agreement and authorizations that may be provided in furtherance to Other Documents subsist and continue so long as this Agreement is in full

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FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
				
HIGH RESPONSIBLE REALTORS PVT. LTD.	HIGH STAR BUILDERS PVT. LTD.	KSS PROPERTIES PVT. LTD.	MASSIF CONBUILD PVT. LTD.	ORNAMENTAL REALTORS PVT. LTD.
				
REGAL GREEN LAND PVT. LTD.	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHICAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD		SUPOSHAA REALCON PVT. LTD.	
				

force and effect;

- (m) To provide full assistance to SRPL, at the request of SRPL, for management of the Collaboration Land and the property and facilities / Common Areas constructed upon the Collaboration Land as may be required under the Haryana Apartment Ownership Act, 1983 or any other Applicable Laws and/or rules made there under.
- (n) To comply with all other obligations as stated in this Agreement; and
- (o) To not breach or violate any conditions contained in the Approvals as may be obtained from time to time in relation to the implementation of the LAND OWNER NO.2 Obligations.

(xxxviii) **"LAND OWNER NO.2 Receivables"** shall mean and include any and all revenues and proceeds on account of sale/ transfer or other disposal in any manner of the interest in any phase/part payable by the allottees with respect to any allotment out of the LAND OWNER NO.2'S BUA, including but not limited to any advance bookings, earnest money or sale consideration that are recovered or recoverable from such allottees in relation to LAND OWNER NO.2'S BUA;

(xxxix) **"LAND OWNER NO.2 Rights"** shall refer to the rights, powers, entitlements, authorities that LAND OWNER NO.2 and Land Owner(s) with respect to Unlicensed Land would have to undertake for the discharge of its obligations and duties, as specified in this Agreement, with regard to LAND OWNER NO.2 Obligations, including exercising full, free, uninterrupted and exclusive sale rights in respect of the LAND OWNER NO.2's BUA in accordance with Clause 8.2 herein and receive consideration thereof in accordance with the terms of this Agreement;

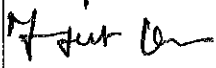
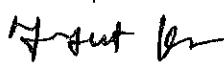
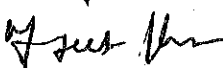
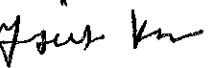
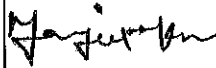
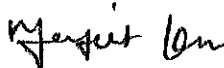
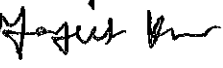
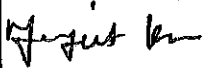
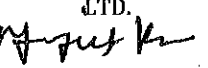
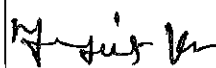
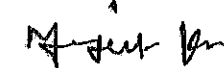
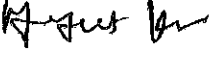
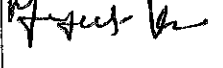
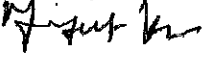
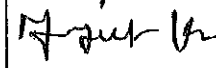
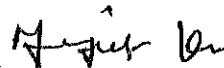

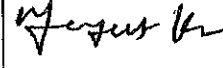


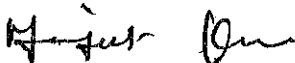

(xi) **"Larger Land"** shall have the meaning ascribed to the term under Recital-1 hereof;

(xli) **"Land Owners- LAND OWNER NO.2 Development Agreements"** shall mean the duly executed agreements entered between the Land Owners and LAND

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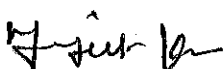
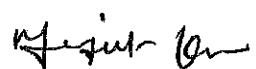
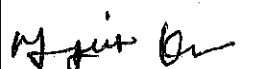
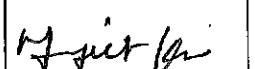

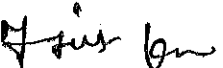

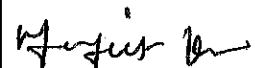
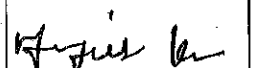
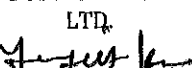
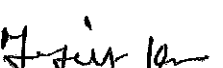

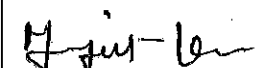
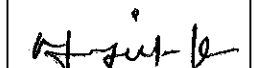
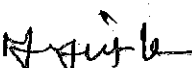

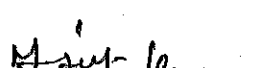
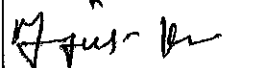

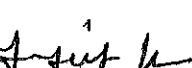
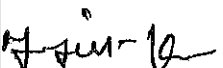
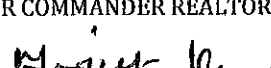

OWNER NO.2, pursuant to which the Land Owners have transferred development rights with respect to the Collaboration Land in favour of LAND OWNER NO.2 details whereof are detailed in **Schedule-IV** hereof);

- (xlii) **"Lender"** shall mean a third-party lender funding the development or construction of the Collaboration Land or providing any refinancing facility thereof;
- (xliii) **"Other Documents"** shall have the meaning ascribed to it in Clause 10.1.1 below;
- (xliv) **"Other Land"** shall have the meaning ascribed to the term under Recital 5 of this Agreement.
- (xlv) **"Plotted License"** shall have the meaning as ascribed to such term under Recital 1 of this Agreement;
- (xli) **"Project"** or **"Proposed Project"** shall mean and include development of the following on the Collaboration Land as part of the Project, in terms of this Agreement;
- (i) Residential plotted colony under the DDJAY Policy that may be granted by DTCP over the Collaboration Land with at least such Saleable BUA constructed thereon as is twice of LAND OWNER NO.2's BUA in relation to Said Land-I and Said Land-II;
 - (ii) Community center/club house for use by the occupants of the residential development on the Collaboration Land, as may be conceptualized by SRPL and as per Approvals;
 - (iii) Car parking spaces that are constructed in accordance with the conceptualization of the Project, to a minimum of what is required under Applicable Law / zoning plan;
 - (iv) Other amenities and facilities appurtenant to and permissible to be developed as part of the DDJAY License, as may be conceptualized by

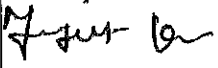
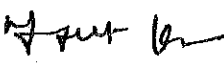
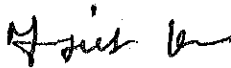
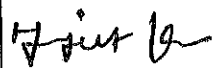
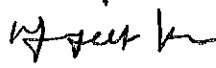
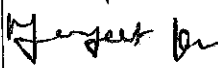

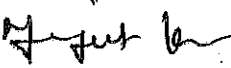
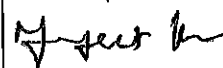
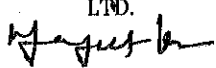
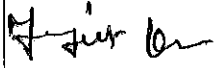
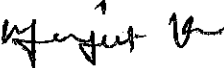
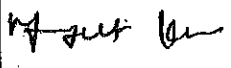
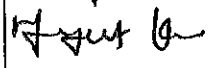
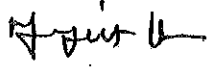
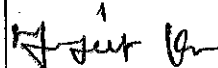
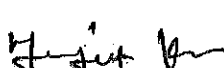

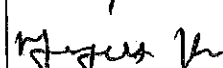
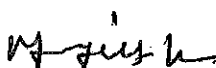
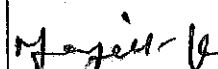
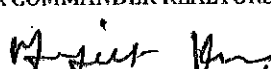
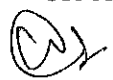
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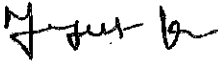
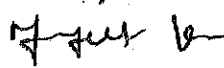
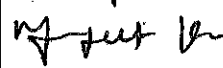
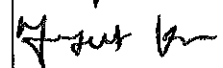
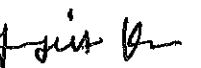
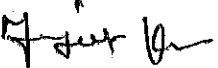
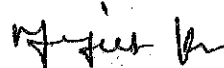
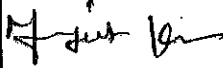
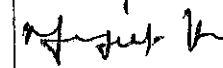
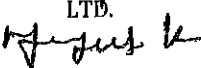
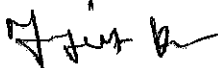
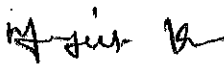
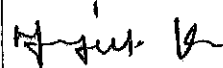
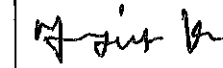
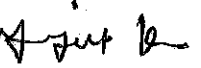
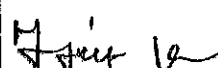
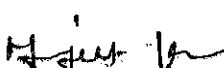
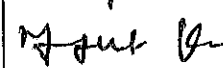
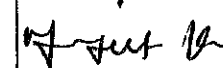
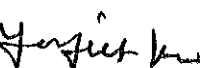
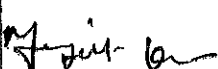
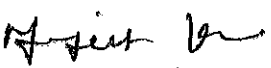

- (v) Infrastructure development specific to the Collaboration Land;
- (vi) gated community of international quality with plots having built-up floors thereon, with Project Facilities; and
- (vii) Any other development in accordance with Beneficial Interest Permission and/or Approvals/ DDJAY License.
- (xlvii) **"Project Account/ Master Account"** shall mean and refer to the account maintained by SRPL with a scheduled bank in accordance with the provisions of the RERA for the purposes of depositing the Total Collections from sale of SRPL'S BUA and LAND OWNER NO.2's BUA.
- (xlviii) **"Project Facilities"** shall have the meaning as ascribed to such term under Clause 9.5 of this Agreement;
- (xlix) **"Released Collections"** shall have the meaning ascribed to the term under Clause 5.14.2(iii) of this Agreement;
- (l) **"RERA"** shall mean the Real Estate (Regulation and Development) Act, 2016;
- (li) **"RERA Account"** shall mean and refer to the account maintained by SRPL with a scheduled bank in accordance with the provisions of RERA;
- (lii) **"RERA Collection"** shall have the meaning ascribed to the term under Clause 5.14.2(i) of this Agreement;
- (liii) **"Said Land-I"** shall have the meaning ascribed to such term under Recital 5 hereof;

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- (liv) **"Said Land-II"** shall have the meaning ascribed to such term under Recital 5 hereof;
- (lv) **"Saleable Area" or "Saleable BUA"** shall mean and refer to such portions of the Project and any other construction and development in the Project that are available for sale/ transfer/ disposal/ leasing/ licensing, etc.;
- (lvi) **"Scheduled Land"** shall have the meaning ascribed to it in Recital 3 to this Agreement;
- (lvii) **"SRPL's BUA"** shall have the meaning assigned to it in Clause 4.1(ii) below;
- (lviii) **"SRPL Collection"** shall have the meaning ascribed to the term under Clause 5.13.2 of this Agreement;
- (lix) **"SRPL's Costs"** shall mean any and all costs, charges, stamp duties, fees, expenses or payments of any nature or description whatsoever, towards SRPL Obligations in accordance with this Agreement;
- (lx) **"SRPL GPA"** shall have the meaning ascribed to it in Clause 3.5 of this Agreement herein;
- (lxi) **"SRPL Obligations"** shall mean the following;
- To construct and carry out development of the Collaboration Land in accordance with the terms of this Agreement and the DDJAY License, Approvals and all Applicable Laws;
 - To incur all SRPL's Costs;
 - To takeover IIFL Loan;

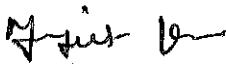
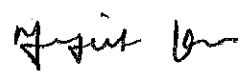
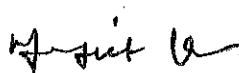
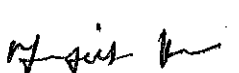
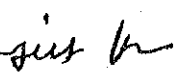
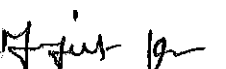
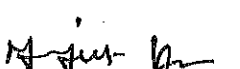
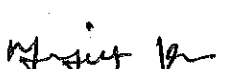
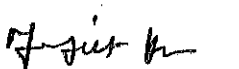
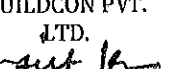
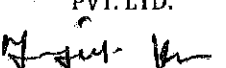
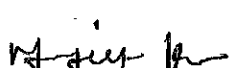
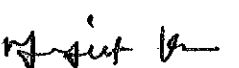
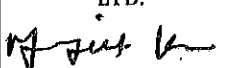
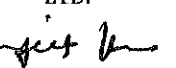
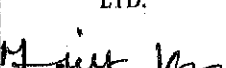

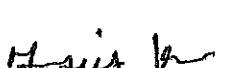
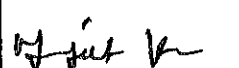
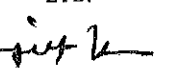
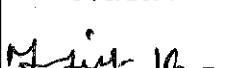
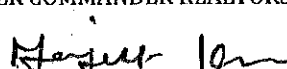

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- (d) To observe all laws, regulations and notifications dealing with all the workers engaged for the development of the Collaboration Land in accordance with the terms of this Agreement, including payment of their dues, wages, gratuity, cess, taxes, benefits, claims, working conditions, safety, accidents, death, complaints, litigation in respect thereof;
- (e) To observe and be responsible and liable for all customers/ allottees of any units/area in the SRPL's BUA and LAND OWNER NO.2's BUA of the Collaboration Land and all complaints, claims, litigation made/initiated by them with respect to SRPL's BUA and LAND OWNER NO.2's BUA;
- (f) To be responsible and liable for all contractors, architects, consultants, technicians, engineers, persons (including its own employees), brokers, advertisers, engaged for the development of SRPL's BUA including payment of their bills, dues, salaries, fees, taxes, benefits, claims, safety, accidents, complaints, litigation in respect thereof;
- (g) To observe and be responsible and liable for all compliances of all provisions of RERA;
- (h) Not to do any act of omission or commission in relation to the Collaboration Land or otherwise that would prejudice the development or construction of the other lands comprised in the Plotted License or sale of any area comprised thereon or would have an effect of withholding or denying any permission or Approval with respect to such other land comprised in the Plotted License;
- (i) To not breach or violate any conditions contained in the DDJAY Licence or Approvals as may be granted from time to time in relation to the implementation of the SRPL Obligations and construction and development of the Project;
- (j) To deliver the Saleable BUA with the timelines as agreed with the

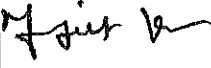
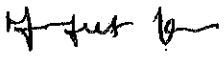
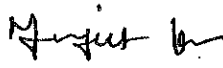
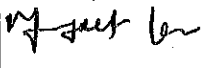
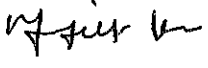
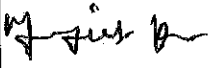
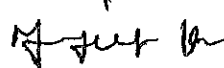
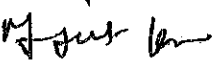
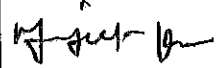
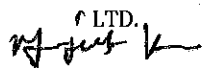
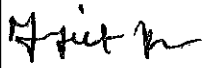
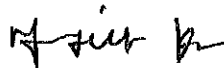
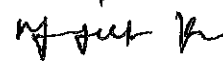
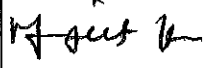
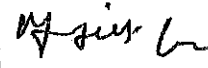
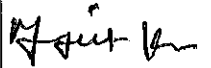
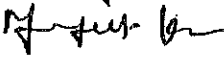
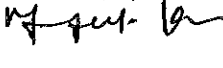
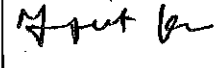
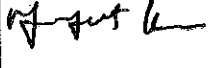
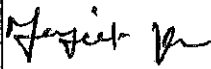
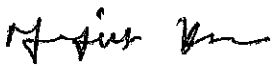

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buyers/allottees and with specifications, Project Facilities, finishes and amenities as set out in this Agreement and those that may be agreed between SRPL with the respective buyers/allottees and ensure that the entire Saleable BUA has same specifications, Project Facilities, finishes and amenities;

- (k) To maintain the Project, including the Project Facilities till hand over of the same to the association of apartment owners as per Applicable Law; and
- (l) To enter into and exercise control over the Collaboration Land for the purposes of implementing SRPL Rights and undertaking SRPL Obligations;
- (lxii) **"SRPL Rights"** shall refer to the rights, powers, entitlements, authorities that SRPL would have to exercise the Development Rights with respect to DDJAY Licence and to remain in possession of Collaboration Land for the purposes of undertaking its obligations and duties, as specified in this Agreement, with regard to development of the Collaboration Land, and SRPL Obligations and shall also include (but not be limited to), *inter alia*, the following:
- (a) To obtain an independent DDJAY Licence, over the Collaboration Land, and Change in Developer Permission in favor of SRPL with respect to the Collaboration Land;
- (b) To enter into and exercise such control over the Collaboration Land, as is required for implementing the SRPL Rights and undertaking SRPL Obligations;
- (c) To plan, conceptualize and design the entire Project;
- (d) To carry out the construction and development of the Collaboration Land in accordance with the terms of this Agreement, DDJAY Licence and Applicable Laws;

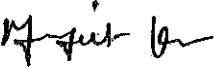
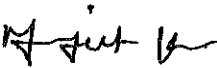
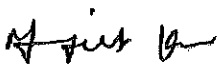

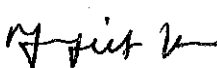
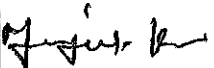
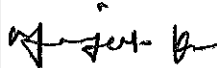
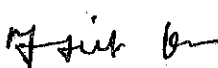

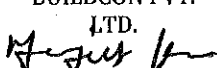
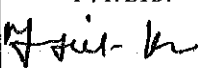
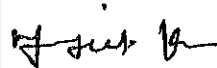

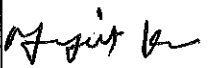

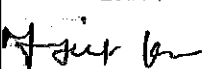

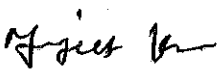
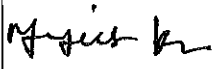
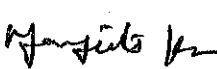
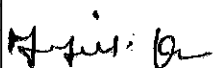
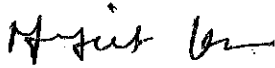

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- (e) To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labor, workmen, personnel (skilled and unskilled) or other persons to carry out the development of the Collaboration Land in accordance with the terms of this Agreement & DDJAY Licence and to pay the wages, remuneration and salary of such persons;
- (f) To exercise full, free, uninterrupted and exclusive sale rights in respect of the SRPL's BUA in accordance with Clause 8.2 herein;
- (g) To make payment and/or receive the refund of all deposits, or other charges, fees to and from all public or Governmental Authorities or public or private utilities relating to Project or Collaboration Land;
- (h) To calculate the Saleable Area of the entire Project as per market practice and RERA;
- (i) To exercise full, free, uninterrupted, exclusive and irrevocable Development Rights including but not limited to marketing, leasing, licensing, transfer or sale rights in respect of the SRPL's BUA by way of sale, lease, licence or any other manner of transfer or creation of third-party rights therein including mortgage in accordance with Clause 3.6, have exclusive control with respect to the pricing of SRPL's BUA and to retain and appropriate all amounts thereof for itself;
- (j) To make applications to the concerned Governmental Authority or semi-governmental authority in respect of Approvals including environment, leveling, water storage facilities, water mains, sewerage, storm water drains, recreation garden, boundary walls, electrical sub-stations, water and electricity connections and approvals for cement, steel and other building materials, if any, as SRPL may deem fit, in relation to the Project, in the event LAND OWNER NO.2 fails to apply for the same within such

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time as is considered reasonable by SRPL;

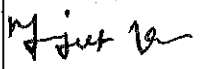
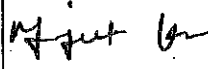
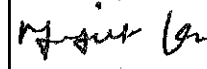
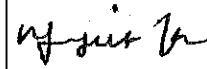
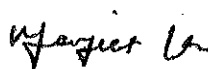
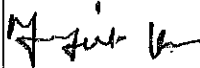
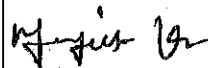
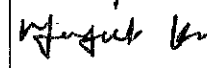
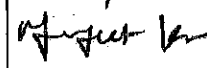
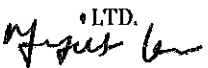
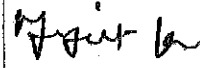
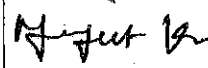
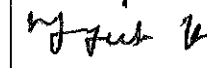
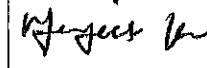
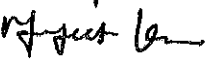
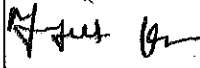
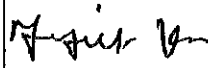
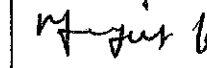

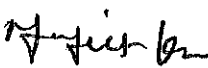
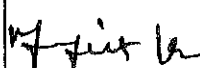
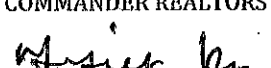

- (k) To deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required under the Applicable Law, any Government Authority as may be necessary for the development at the Collaboration Land, in the event LAND OWNER NO.2 fails to apply for the same within such time as is considered reasonable by SRPL, which shall not prejudice or effect LAND OWNER NO.2/Land Owners/Lead Company or development of other lands comprised in any of the Plotted Licence, as detailed in Recital 5;
- (l) To carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time in relation to the Project;
- (m) To create mortgage (including mortgage by deposit of original title deeds) / hypothecation / charge on the Collaboration Land and/or SRPL's BUA / Net Sales Revenue of SRPL's BUA from Collaboration Land or any part thereof for raising construction finance for the Project and/or for taking over any loan of LAND OWNER NO.2, on its own books in accordance clause 3.6;
- (n) To sell, transfer, assign all benefits, rights and obligations as contained herein in respect of SRPL's BUA to any third party, at its cost, risk and expense and to retain all amounts thereof for itself and that the SRPL's BUA can be sold / transferred to any third party;
- (o) To advertise, launch the Project for sale of SRPL's BUA;
- (p) To execute all necessary, legal and statutory writings, agreements and documentations for the exercise of SRPL Rights and SRPL Obligations and in connection with all the marketing and sale of SRPL's BUA, and require LAND OWNER NO.2 and the Land Owners to do the same, at the cost and expense of SRPL;

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- (q) To manage and maintain the Project/Collaboration Land and the property and facilities / common areas constructed upon the Collaboration Land as may be required under the Haryana Apartment Ownership Act, 1983 or any other Applicable Laws and/or rules made there under and / or to transfer/ assign right to maintenance to any third and to collect and retain all benefits, charges, fees, security deposits, amounts from the allottees / purchaser of the entire Saleable Area of the Project, in a uniform manner;
- (r) To take steps and all actions which may be required for seeking the Change in Beneficial Interest Permission and for migration of the Licence to DDJAY Licence, from DTCP or any other concerned authority with respect to the Collaboration Land;
- (s) To take appropriate actions, steps and seek compliances, approvals and exemptions under the provisions of the Applicable Law relating to the Collaboration Land;
- (t) To generally do any and all other acts, deeds and things that may be required for the exercise of the SRPL Rights and performance of SRPL Obligations and as more elaborately stated in this Agreement, and undertake all such acts, deeds and things in respect of the Collaboration Land that may not have been specifically dealt with in this Agreement for the purpose of development and construction of the Project over the Collaboration Land and sale of the SRPL BUA constructed thereof; and
- (u) To appoint maintenance agency and form the association of the buyers/owners of the Project.

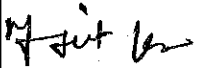
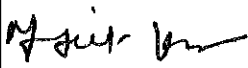
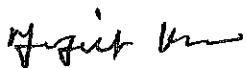
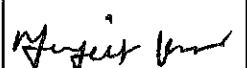

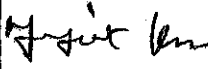

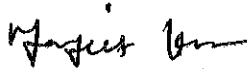
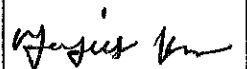
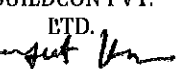
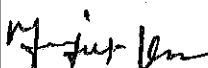
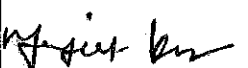
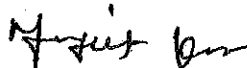


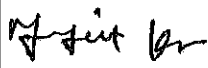


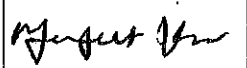
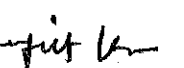

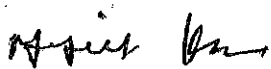

(lxiii) "Total Collection" shall have the meaning ascribed to the term under Clause 5.14.2 of this Agreement;

(b) Interpretation

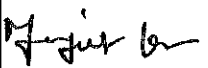
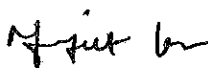
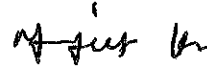
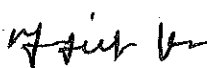
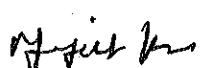
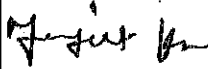
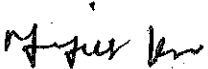
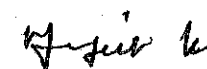
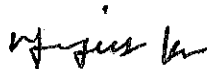
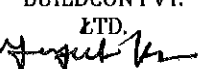
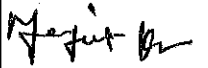
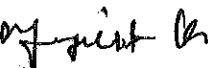
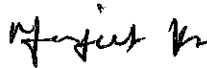
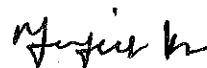
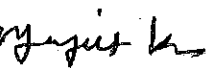
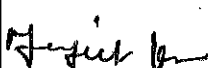
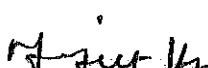
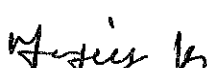
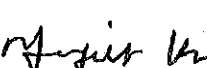

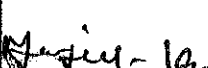

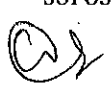
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In this Agreement, unless the contrary intention appears any reference to any statute or statutory provision shall include:

- (i) all subordinate legislation made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);
- (ii) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability there under may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
- (iii) any reference to the singular shall include the plural and vice-versa;
- (iv) any references to the masculine, the feminine and the neuter shall include each other;
- (v) any references to a "company" shall include a reference to a body corporate;
- (vi) any reference herein to any Clause or Schedule or Annexure is to such Clause or Schedule to or Annexure to this Agreement. The Schedules and Annexures to this Agreement shall form an integral part of this Agreement;
- (vii) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (viii) the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merely the sub section, paragraph or other provision) in which the expression occurs;

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- (ix) each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Agreement limits the extent or application of another Clause or any part thereof;
- (x) any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;
- (xi) headings to Clauses, parts and paragraphs of Schedules and Schedules are for convenience only and do not affect the interpretation of this Agreement;
- (xii) "in writing" includes any communication made by letter and e-mail;
- (xiii) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- (xiv) references to a person (or to a word importing a person) shall be construed so as to include:
- (a) individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);
- (b) references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (xv) where a wider construction is possible, the words "other" and "otherwise" shall not


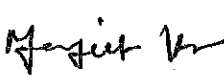
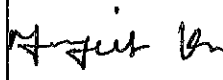
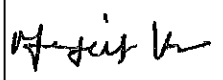
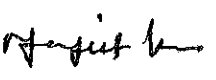
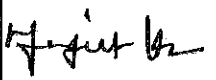
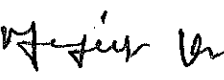
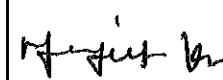
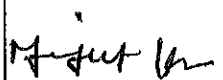

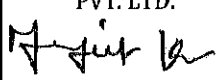
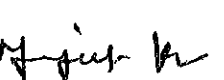
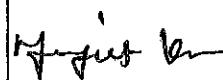
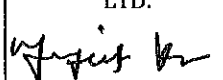
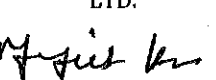
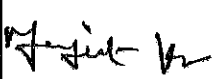
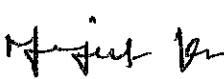
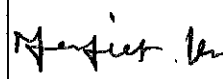

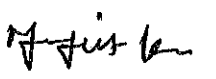
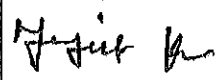
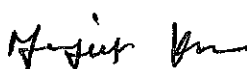

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be construed ejusdem generis with any foregoing words;

- (xvi) all the recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

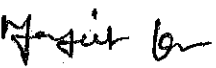
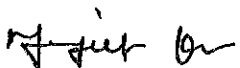
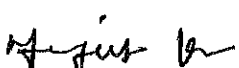
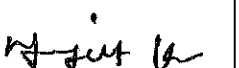
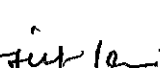
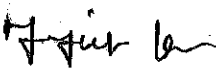
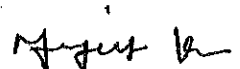
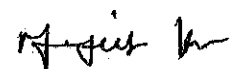
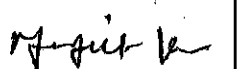
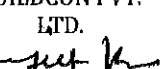
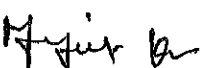
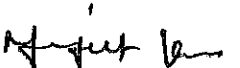
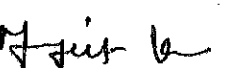
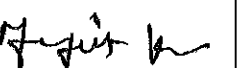
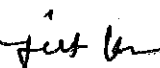



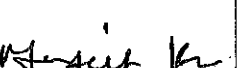
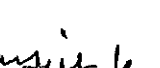
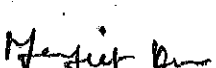
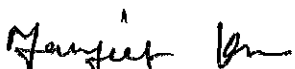
1. MIGRATION OF PART OF THE PLOTTED LICENCE

- 1.1 That the Land Owners, Owners and the Lead Company have agreed to apply for the filing application(s) for migration and subsequent grant of Licence under DDJAY Policy for the Scheduled Land and to obtain all the statutory approvals required for development of the Proposed Project on the Scheduled Land in accordance with the DDJAY Licence from DTCP and other competent authorities in this behalf.
- 1.2 That the Land Owners, Owners and the Lead Company have authorized the Lead Company i.e. Commander Realtors Private Limited to act, represent for and on their behalf for obtaining various approvals, LOI, DDJAY Licence, submit scrutiny fee, licence fee or any other fee and deposit etc. and to obtain sanctions required for development of Proposed Project in accordance with the DDJAY Licence on the Scheduled Land. The Lead Company has accepted the authorizations and agreed to act for and on their for this Purpose. For this purpose, the Land Owners and Owners i.e. the land holding companies have with this Agreement passed resolution through their Board of Directors to authorize the Lead Company.
- 1.3 The Land Owners and Owners i.e. the land holding companies represent and warrant that:
- a) their respective holdings in the Scheduled Land is duly recorded in the land revenue records and duly mutated in their respective names and is free from trespassers, structures, transformers, squatters, place(s) of worship, hazardous material,

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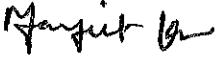
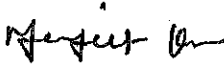
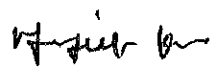
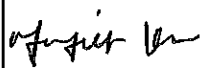
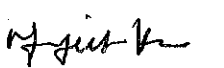
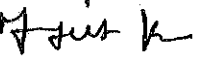
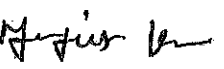
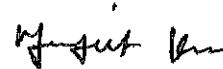
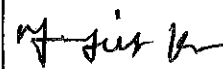
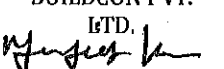
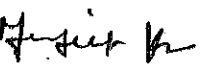
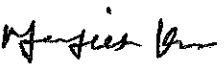
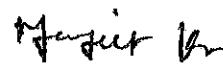
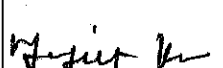
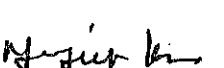
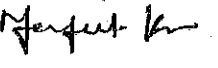
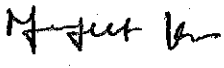
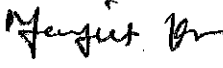
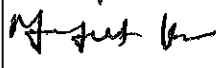
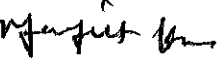
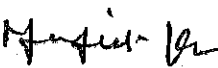
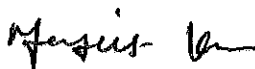

pollutants, underground/overhead water tanks, pipelines and transmission lines, water body(ies) or wells.

- b) There are no disputes, actions, claims or demands from any owner or occupant of adjoining or neighboring land with respect to any easement, right or means of access to the Scheduled Land or its use and occupation or in relation to any neighboring property or its use or occupation, nor are the Parties aware of any circumstance that may lead to the same and no notices affecting the Scheduled Land has been given or received.
- c) That, without prejudice to its obligations in terms of the preceding sub-clause, the said land holding companies shall from time to time execute/further authorize Lead Company or its appointed nominee, as may be required, inter alia for change of land use of the Scheduled Land, making applications, obtaining of requisite permissions, licenses and permits and submit or refund of fee for carrying on development over the Scheduled Land a colony under the DDJAY Policy.
- 1.4. That the Land Owners, Owners and the Lead Company shall ensure payment of fee, stamp duty, scrutiny fee, external development charge, internal development charge, licence fee or any other levy required to be paid or charged by DTCP or any other statutory/competent authority, as may be required for obtaining requisite permissions, licences and permits for change of land use of the Scheduled Land and for carrying on development of Proposed Project over the Scheduled Land under the DDJAY Policy.
- 1.5 That any change, modification or alteration or any amendment, whatsoever, in this Agreement shall be made only with mutual written consent of the Parties hereto.
- 1.6 That all notices and letters shall be sent through Registered post Acknowledgement due to the other party at the address(es) first above written or at such duly notified change of address.

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2. DEVELOPMENT OF PROJECT

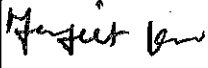
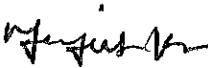
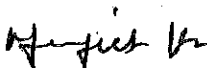
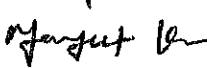

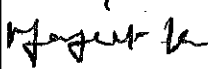
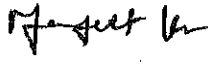
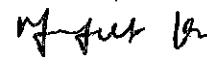

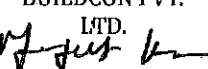
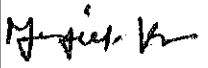
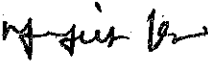


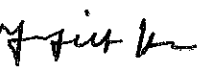
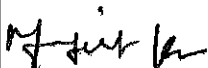
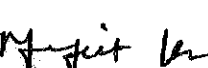
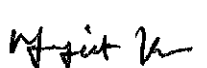

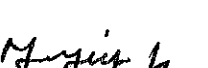
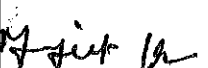
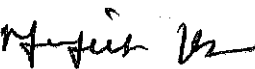

- 2.1. On and from the Effective Date, LAND OWNER NO.2 hereby transfers the Development Rights over the Collaboration Land, including in terms of the Land Owners-LAND OWNER NO.2 Development Agreements, in favor of SRPL to undertake development on the Collaboration Land in the manner and on the terms and conditions contained in this Agreement and DDJAY Licence. Accordingly, pursuant to the rights granted hereunder, on and from the Effective Date, LAND OWNER NO.2 and SRPL shall respectively carry out LAND OWNER NO.2 Obligations and SRPL Obligations in the manner as provided in this Agreement, with respect to the Collaboration Land.
- 2.2. The Project shall be developed by SRPL over the Collaboration Land, in the manner set out in this Agreement by implementing the SRPL Rights.
- 2.3. SRPL shall have the absolute and uninterrupted rights and be fully entitled to implement and utilize the SRPL Rights in accordance with the terms of this Agreement.
- 2.4. SRPL has the irrevocable rights and is fully authorized to enter upon the Collaboration Land in terms of 5.2 (iv) directly or through its Affiliates, associates, nominees, agents, architects, consultants, representatives, contractors, and/ or subsidiary, to do all such acts and deeds required and/or necessary for, exercising the SRPL Rights and/or SRPL Obligations for the implementation of the development of the Collaboration Land.
- 2.5. SRPL shall have the right to utilize, construct and develop the maximum permissible developable area/FSI available over the Collaboration Land pursuant to the DDJAY Licence that may be granted by DTCP over the Collaboration Land.
- 2.6. LAND OWNER NO.2/ Lead Company/Land Owners or their nominees / assignees / transferees shall not undertake any act, deed or thing which may adversely affect the rights sought to be vested in favour of the SRPL with respect to the Collaboration Land.
- 2.7. The commercial area entitlement on the Collaboration Land shall be as permitted under Applicable Law.

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- 2.8. Simultaneously with execution of this Agreement, LAND OWNER NO.2 will execute and cause the Land Owners and Lead Company to execute and register necessary power of attorney / documents required for granting powers to SRPL or its nominee for exercising the rights over the Collaboration Land as set out herein and effecting allotment, transfer and conveyance of each unit comprised in SRPL's BUA and to execute and register the documents on behalf of LAND OWNER NO.2, Lead Company and Land Owners for such sale / conveyance of the units comprised in SRPL's BUA, and the Land Owners and Lead Company undertake to do the same. However, all costs towards stamping and registration of such sale / conveyance deeds shall be borne by the allottees / buyers.

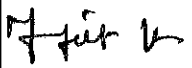
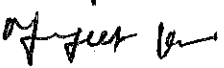

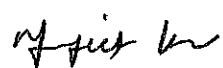
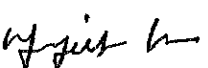
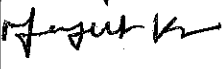
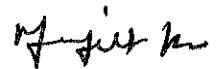

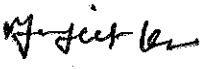
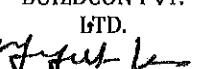
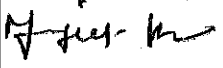
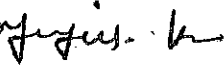


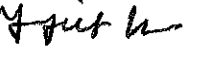
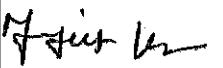



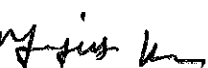
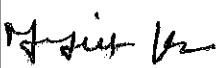
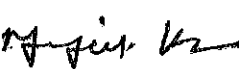

3. IMPLEMENTATION OF THE PROJECT

- 3.1. Notwithstanding the LAND OWNER NO.2 Rights, the landscaping, conceptualization, planning, architecture, construction and design of the entire Project shall be at the sole discretion and expertise of SRPL, without any recourse to or interference from LAND OWNER NO.2 and/or the Land Owners and/or the Lead Company. The detailing, master planning, zoning, lay out, etc. and all other details and specification for development of the entire Project on the Collaboration Land of the Collaboration Land shall also be done by SRPL.
- 3.2. SRPL shall be entitled to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work forming part of SRPL Rights and to pay the wages, remuneration and salary of such persons.
- 3.3. SRPL shall be entitled at its sole discretion to appoint / nominate any of its Affiliates or any other entity as a development project manager / development manager to manage the development and construction of the Project. SRPL shall be entitled at its sole discretion to appoint/ nominate any of its Affiliates in whose favor all obligations, rights and entitlements of SRPL under this Agreement, and to transfer/ assign all such entitlements and obligations in favor of the said Affiliate as may be deemed appropriate by SRPL. No approval or consent shall be required in this regard from LAND OWNER NO.2 and/or the Land Owners and/or the Lead Company.

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3.4. Approvals

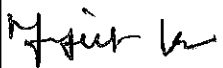

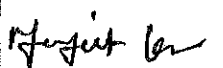


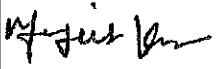

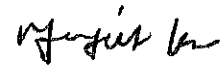
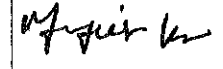
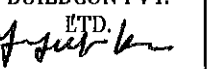
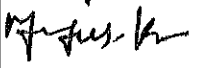
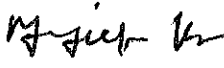
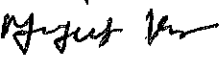
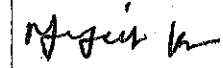

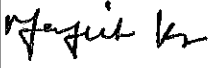
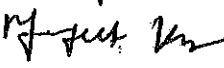
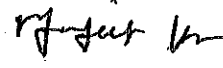
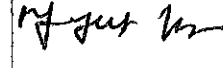

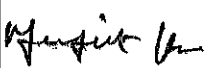
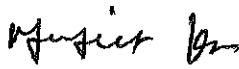

- 3.4.1. Land Owners, Lead Company and LAND OWNER NO.2 shall apply and obtain migration of Plotted Licence to DDJAY Licence with respect to the Collaboration Land and Change in Beneficial Interest Permission in favour of SRPL thereof. In the event Land Owners, Lead Company and/OR LAND OWNER NO.2 fails to apply and obtain the foregoing, SRPL shall be entitled to take necessary steps for applying and obtaining the same and all such Approvals as may be required for the Project under the authorisation granted vide SRPL GPA. It is however agreed between the Parties that Land Owners, Lead Company and LAND OWNER NO.2 shall be obligated to apply for migration of the Plotted Licence to DDJAY Licence, to the extent of the Collaboration Land.
- 3.4.2. LAND OWNER NO.2, Lead Company and Land Owners shall extend all cooperation and do all such acts and deeds, that may be required to give effect to the provisions of this Agreement, including, providing all such assistance to SRPL, as may be required by SRPL from time to time for the purpose of carrying out the transactions contemplated hereby. LAND OWNER NO.2, Lead Company and Land Owners further agree to, and shall execute, as may be required by SRPL or otherwise, from time to time, all applications, affidavits, plans or other documents, and shall also extend all cooperation and assistance for the migration of Plotted License to DDJAY License (to the extent of the Collaboration Land), development and completion of the Project and marketing / allotment / sale / transfer of the SRPL's BUA, at the cost and expense of SRPL. LAND OWNER NO.2 shall furnish all such relevant information in respect of the Collaboration Land, as SRPL may request for the purpose of carrying out the transactions contemplated hereby. In the event SRPL requires any assistance including execution of any document, application, affidavit, power of attorneys, etc., Land Owners, Lead Company and LAND OWNER NO.2 shall do so, subject to compliance of legal requirements thereof and Applicable Laws, within 7 (seven) days of receiving the request from SRPL, at the cost and expense of SRPL.
- 3.5. Without prejudice to the obligations and entitlements of LAND OWNER NO.2, the Land Owners and the Lead Company, shall do all deeds, acts and things as are required for to be done by them in accordance with this Agreement. LAND OWNER NO.2, Land Owners and the Lead Company agree and undertake, to execute, irrevocable power of attorneys in

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formats which are duly agreed, in favour of SRPL or its representative in respect of the entire Collaboration Land, so as to enable SRPL to perform SRPL Obligations and exercise SRPL Rights under this Agreement (all power of attorneys are collectively referred to as the "SRPLGPA"). LAND OWNER NO.2, Lead Company and the Land Owners are fully aware that SRPL has entered into this Agreement relying upon their representations that the SRPL GPA shall be maintained and not revoked. LAND OWNER NO.2, Lead Company and the Land Owners fully understand and agree that in the absence of the SRPL GPA, SRPL shall not be able to perform SRPL's entitlement to implement its obligations relating to the Project and to market and sell the SRPL's BUA. Thus, LAND OWNER NO.2, Lead Company and the Land Owners agree and undertake not to cancel, revoke or modify the SRPL GPA and to keep the same in full force and effect as may be required for SRPL to undertake and complete all SRPL Obligations and SRPL Rights. The SRPL GPA shall be irrevocable (so long this Agreement is in full force and effect) and SRPL shall be entitled to delegate any or all of the powers and authorities under the SRPL GPA to any of its Affiliates, employees or representatives. SRPL shall have an unequivocal right of specific performance in the event of revocation / modification / alteration or cancellation of the SRPL GPA, prejudicial to SRPL or otherwise along with all injunctive remedies. SRPL GPA shall be executed and registered, at the cost and expense of SRPL, simultaneously with the execution and registration of this Agreement. Provided always that the SRPL GPA shall be acted upon by SRPL in accordance with the terms of this Agreement and SRPL shall have the unfettered right to exercise its powers under the SRPL GPA in the event that LAND OWNER NO.2 or the Land Owners or the Lead Company fail to perform their obligations under this Agreement, including procurement of Approvals. Provided always SRPL shall not do any act, deed or thing under the SRPL GPA before the Effective Date.

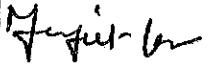
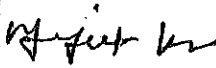

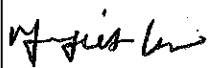
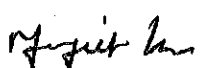
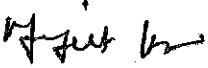


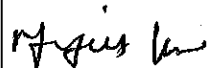
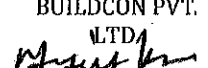
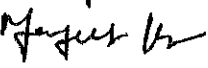
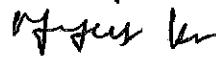
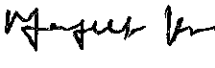
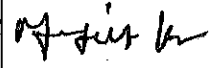

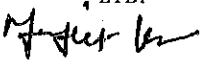
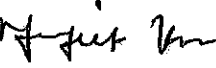
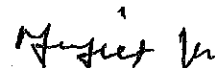
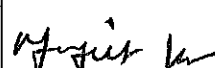
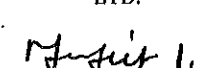

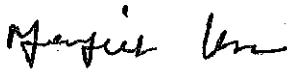

3.6. Mortgage

3.6.1. On and from the date that Land Owners/LAND OWNER NO.2/ Lead Company are in receipt of amounts towards IFRSD-I in accordance with and up to Clause 5.2(iii), SRPL, without prejudice to its rights under Clause 3.6.2 and Clause 3.6.3 shall have the right to create equitable mortgage in relation to Said Land-I (by depositing and/or actual and/or by way of constructive delivery, the original title deeds and documents) or registered mortgage or any other form of mortgage or securitization or exclusive charge, hypothecation, lien on

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Said Land-I only for making payment of balance amount IFRSD-I.

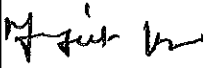
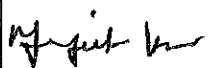
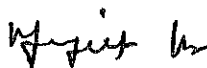
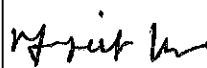
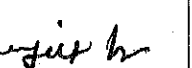

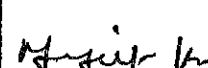

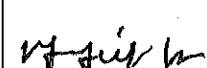
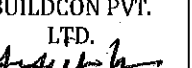
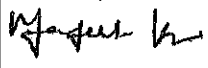
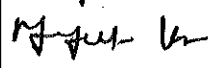
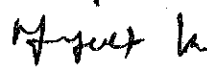
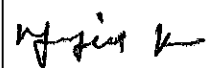

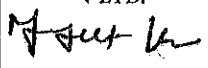
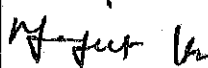
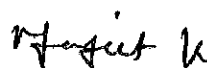
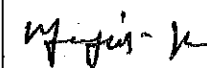
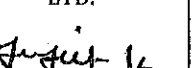
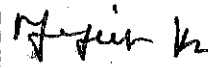
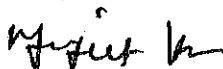

- 3.6.2. Upon LAND OWNER NO.2/ Land Owners receiving the amounts towards IFRSD-I in accordance with Clause 5.2(iv), SRPL shall be entitled to mortgage Said Land-I in favour of any Lender, for an additional amount of Rs. 50 Crores (Rupees Fifty Crores Only), only for meeting Project related expenses over and above the IFRSD payments.
- 3.6.3. Upon LAND OWNER NO.2/ Land Owners receiving the entire amount towards IFRSD-I in accordance with Clause 5.2(v), SRPL shall be entitled to mortgage the entire Said Land-I or any part thereof in favour of any Lender for any amount and for any purpose, as it deems fit.
- 3.6.4. Before creation of any mortgage as per Clauses 3.6.1, 3.6.2 and 3.6.3 above, SRPL shall duly intimate LAND OWNER NO.2 giving details of the mortgage and true copies of sanction letters issued by Lenders from whom SRPL intends to borrow for the purposes as detailed above.
- 3.6.5. In the event SRPL is in default of any loan for which Said Land-I, or any part thereof, is mortgaged and Lender enforces such mortgage and takes over possession of the Said Land-I and/or auctions Said Land-I, or any part thereof, the Land Owners/LAND OWNER NO.2 shall not be obliged to refund the amount of IFRSD to SRPL and the Land Owners/LAND OWNER NO.2 shall also not be entitled to any area/revenue share under this Agreement and SRPL shall not have any obligations towards any Party under this Agreement or the Definitive Documents. Provided further, if till the time of enforcement of mortgage by Lender, entire amount of IFRSD-I has not been received by LAND OWNER NO.2, SRPL shall pay the difference between the amount of IFRSD-I received by LAND OWNER NO.2 and the actual amount of IFRSD-I that SRPL was obliged to pay to LAND OWNER NO.2, forthwith on taking over actual or symbolic possession of Said Land-I, or any part thereof, by the Lender, failing which, SRPL shall pay interest @18% p.a. on such amount from the due date till the date of payment. Subject to the provisions of preceding sentence, in the event the Lender opts to enforce its rights in respect of only a part of Said Land-I, SRPL shall continue to have all rights and entitlements with respect to the balance portion of Said Land-I under this Agreement and LAND OWNER NO.2 shall continue to

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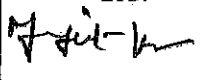
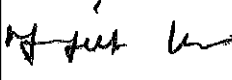
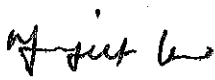
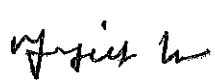
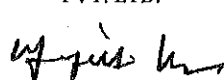
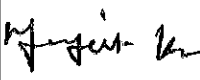
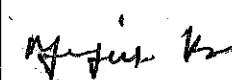
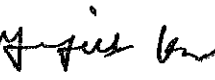
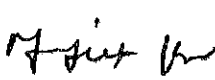
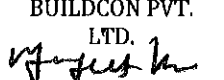
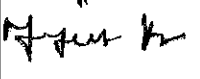
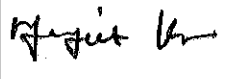
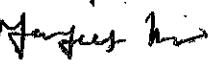
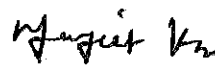
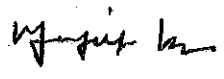
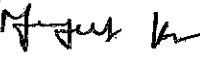
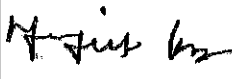
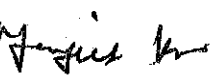
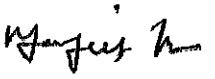

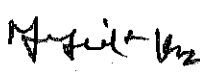
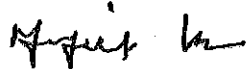
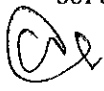
perform all LAND OWNER NO.2's obligations with respect to the remaining portions of the Said Land-I. It is clarified that in case of any enforcement action by the Lender against the Said Land-I or any part thereof pursuant to a mortgage by SRPL, only SRPL shall be entitled to all benefits or receivables from such enforcement action by the Lender, provided entire amount of IFRSD-I has been duly received by LAND OWNER NO.2. Any amount received by IREO/Land Owners over and above the amount of IFRSD-I shall be handed over to SRPL.

- 3.6.6. SRPL shall be solely liable and responsible for all costs and charges for the loans/ credit facilities that may be availed by SRPL from IIFL or any other Lender and for repayment of the principal amount along with interest and any other charges associated with the said loans/ credit facilities without any responsibility or liability of Land Owners/LAND OWNER NO.2/Lead Company in this regard, except to the extent of adjustments on account of interest as per Clause 5.3. Land Owners/LAND OWNER NO.2/ Lead Company shall not provide any corporate guarantee or any other security to IIFL or any Lender. The loans/ credit facilities that may be availed by SRPL from IIFL/any other Lender shall be availed by SRPL on its own books.
- 3.6.7. To secure refund of IFRSD-I by LAND OWNER NO.2 to SRPL under this Agreement, SRPL shall be entitled to mortgage Said Land-I and/or /secure the LAND OWNER NO.2 Receivables with respect to Said Land-I, in favor of SRPL as it may deem fit provided amount of IFRSD-I in up to Clause 5.2(v) has been duly received by LAND OWNER NO.2.
- 3.6.8. Adequate authorizations for the above will be provided to SRPL in this regard under the SRPL GPA. Further, the Land Owners and LAND OWNER NO.2 agree and undertake to sign and/ or execute all the necessary documents, agreements, deeds, declaration, no-objection certificates etc. in favor of IIFL/such Lender(s) and/or SRPL, if required, forthwith on being requested by SRPL.

4. AREA ENTITLEMENT & PAYMENTS

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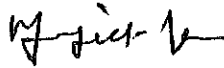
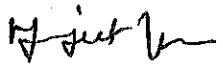
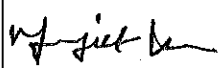
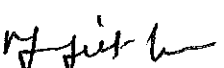
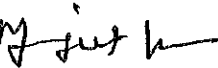

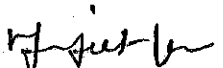
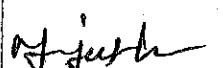

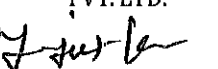

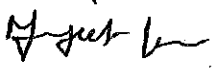
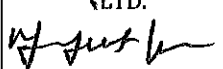
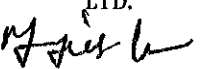
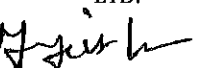

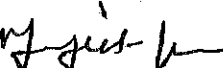
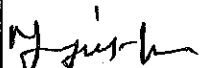
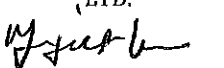
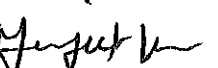
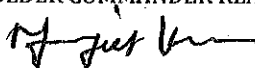

- 4.1. In consideration of the respective obligations that LAND OWNER NO.2 and SRPL shall undertake on the Collaboration Land, the entitlement of LAND OWNER NO.2 and SRPL to Saleable Area to be developed on the Collaboration Land shall be as under -
- (i) 2,33,000 (Two Hundred Thirty Three Thousand) sq. ft. of fixed residential Saleable BUA (calculated in square feet) against Said Land-I and 94,700 (Ninety Four Thousand Seven Hundred) sq. ft. of fixed residential Saleable BUA (calculated in square feet) against Said Land-II in the Project shall belong to LAND OWNER NO.2, along with proportionate car parking spaces and the proportionate interest in the underlying Collaboration Land ("LAND OWNER NO.2's BUA"). LAND OWNER NO.2's BUA shall be demarcated in accordance with Clause 4.3 below.
 - (ii) The remaining residential Saleable BUA and the entire commercial Saleable BUA (calculated in square feet) in the Said Land-I and Said Land-II, after deduction of LAND OWNER NO.2's BUA shall belong to SRPL, along with proportionate car parking spaces and the proportionate interest in the underlying Collaboration Land ("SRPL's BUA").
- 4.2. The commercial Saleable Area entitlement in addition to the residential construction available/constructed/permisible on the Collaboration Land shall belong exclusively to SRPL as part of SRPL's BUA to the exclusion of LAND OWNER NO.2, and SRPL shall be entitled to all receivables from the same.

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- 4.3. It is agreed and understood that SRPL's BUA and LAND OWNER NO.2's BUA shall be demarcated on the final master layout plan of the Project by written mutual consent of the Parties and Parties shall execute an agreement in this regard (the "**Area Share Agreement**"). The Saleable Area shall be divided amongst SRPL's BUA and LAND OWNER NO.2's BUA equitably, with respect to location in the Project, floors and other similar parameters that may impact marketability. In the event of any disagreement or delay in execution of the Area Share Agreement, the decision of SRPL, which may be communicated in writing to LAND OWNER NO.2/Land Owners/Lead Company, shall be final and binding on LAND OWNER NO.2/Land Owners/Lead Company.
- 4.4. Each Party undertakes to dispose, sell, transfer or otherwise deal with their respective built-up areas as mentioned above in accordance and in complete compliance with the terms of this Agreement, Area Share Agreement and enter into agreements with the prospective purchasers as attorneys of the Land Owners, and receive the full and complete proceeds in the manner as per the agreed terms and give receipts and hand over ownership and possession of the Saleable Area (as attorneys of the Land Owners and the Lead Company) of the Project falling to their respective shares to the purchasers / allottees in accordance with and in complete compliance with the terms of this Agreement.
- 4.5. SRPL shall have the right to utilize any additional FSI/FAR granted in respect of the Collaboration Land and the Saleable BUA developed in pursuance of utilization of additional FSI/FAR/developable area shall form part of SRPL's BUA. It is clarified that LAND OWNER NO.2's BUA shall remain unchanged on account of any addition or reduction of FSI/FAR/developable area in the Project on the Collaboration Land.

5. REFUNDABLE SECURITY DEPOSIT AND ESCROW

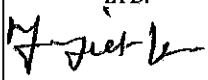
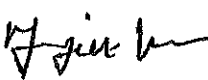
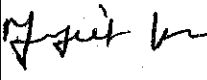
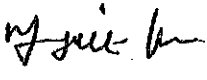
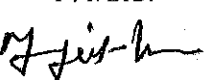
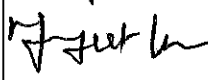
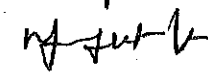
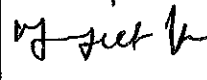
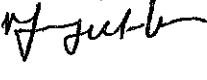
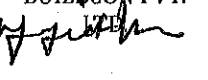
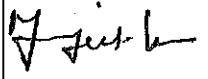
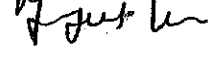



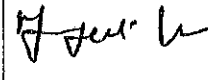
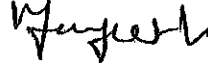
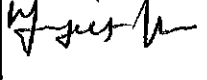
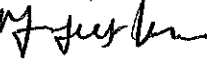

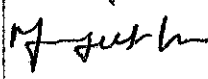


- 5.1. As security towards compliance of its obligations under this Agreement, SRPL shall place an Interest Free Refundable Security Deposit ("**IFRSD**") amounting to Rs. 186,32,25,000/- (Rupees One Hundred Eighty Six Crores Thirty Two Lakhs Twenty Five Thousand Only) in respect of Said Land-I IFRSD ("**IFRSD-I**") calculated @ INR 11.7 Crores per acre of land comprised in Said Land-I and an Interest Free Refundable Security Deposit amounting to Rs. 75,90,71,250/- (Rupees Seventy Five Crores Ninety Lakhs Seventy One Thousand

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Two Hundred Fifty only) in respect of Said Land-II ("IFRSD-II"), calculated @ INR 11.34 Crores per acre of land comprised in Said Land-II, thus aggregating to Rs. 262,22,96,250 (Rupees Two Hundred Sixty Two Cores Twenty Two Lakhs Ninety Six Thousand Two Hundred Fifty Only) with the LAND OWNER NO.2 in the manner described herein. As per instructions from LAND OWNER NO.2, some payments are being made to Lead Company and Land Owners/ Lead Company, as LAND OWNER NO.2 has to make some urgent payments to Land Owners/ Lead Company and that Land Owners/ Lead Company acknowledge that the same is adequate for discharge of consideration obligations and that they shall not have any further claims towards SRPL in this regard. Any amount of IFRSD paid to Land Owners and/or the Lead Company shall always be deemed to be paid to LAND OWNER NO.2.

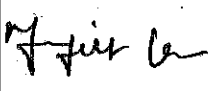
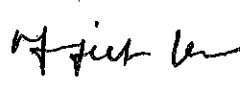
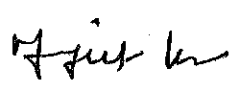
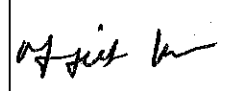
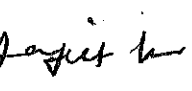
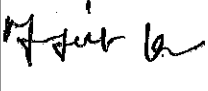
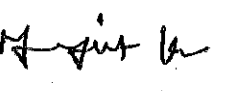

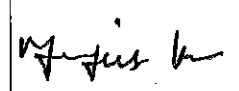
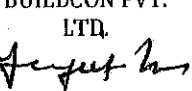
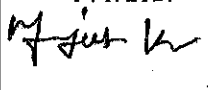

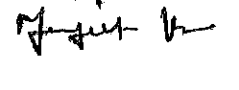
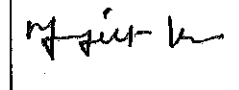
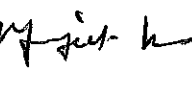
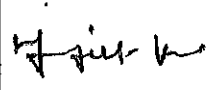
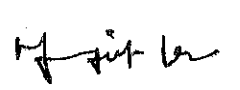
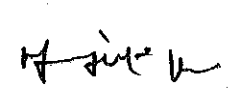
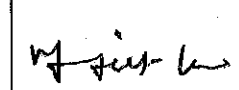
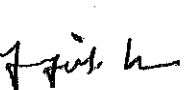

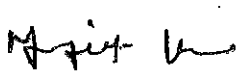
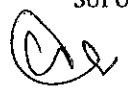
5.2. The Parties agree that the IFRSD-I shall be paid by SRPL to the LAND OWNER NO.2 in the following manner:

- (i) First tranche of IFRSD-I: First tranche of IFRSD-I amounting to Rs. 7,50,00,000 (Rupees Seven Crores Fifty Lakhs only) has already been paid to the Lead Company at the instructions of LAND OWNER NO.2 on 27 July 2020 and the receipt of the same is hereby acknowledged by the Lead Company, Land Owners and LAND OWNER NO.2.
- (ii) Second Tranche of IFRSD-I: A sum of Rs. 17,50,00,000 (Rupees Seventeen Crores Fifty Lakhs only) has been paid to the Lead Company at the instructions of LAND OWNER NO.2 on 04 August 2020 and the receipt of the same is hereby acknowledged by the Lead Company, Land Owners, LAND OWNER NO.2.
- (iii) Third Tranche of IFRSD-I: On or before Hard Stop Date, SRPL shall pay to LAND OWNER NO.2 or as instructed by LAND OWNER NO.2, a sum equivalent to the difference between Rs. 100,00,00,000 (Rupees One Hundred Crores only) and the outstanding IIFL Loan being taken over by SRPL in terms of Clause 5.2(iv) below.
- (iv) Fourth Tranche of IFRSD-I: On or before Hard Stop Date, SRPL shall take over the IIFL Loan of the LAND OWNER NO.2, simultaneously with the creation of equitable

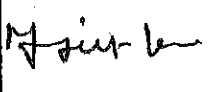
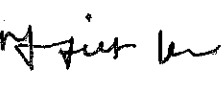
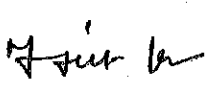
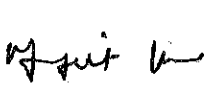
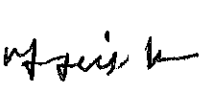
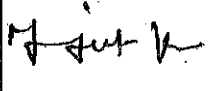
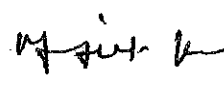
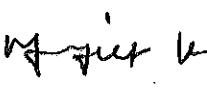
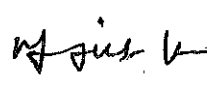
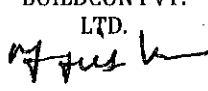
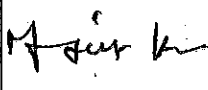
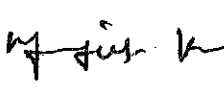
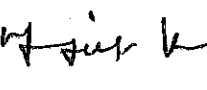
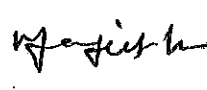
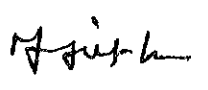
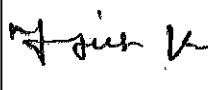
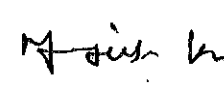
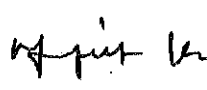
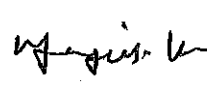
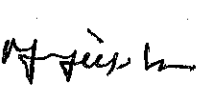
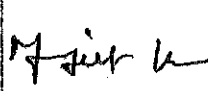
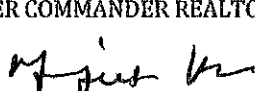
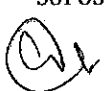
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mortgage by the Land Owners/Lead Company/LAND OWNER NO.2 over same parcel of land as currently mortgaged in favor of IIFL including part of the Said Land-I and other lands adjacent to Said Land-I, as per Clause 3.6, subject to fulfillment of the following conditions:

- (a) Certificate from practicing Chartered Account of repute confirming that Said Land-I and Said Land-II are held by LAND OWNER NO.2 as stock in trade and that no proceedings for attachment with respect to Said Land-I and Said Land-II are pending;
 - (b) handing over the possession of the Collaboration Land by the Land Owners/Lead Company/LAND OWNER NO.2 to SRPL for the purposes of carrying out development over the Collaboration Land; and
 - (c) deposit all the title deeds with respect to land currently mortgaged to IIFL with IIFL for creating mortgage over the same in favour of IIFL on takeover of IIFL Loan by SRPL in accordance with Clause 3.6.
- (v) Fifth Tranche of IFRSD-I: SRPL shall pay to the LAND OWNER NO.2 or as instructed by LAND OWNER NO.2, the balance IFRSD-I, i.e. the amount after deduction of First tranche of IFRSD-I to Fourth tranche of IFRSD-I and any other that may be paid by SRPL as part of IFRSD-I subject to deductions as per Clause 5.3 below, within 6 (six) months from the Land Owners/ LAND OWNER NO.2/Lead Company, fulfilling the following conditions precedent:
- (a) receipt of final approval for DDJAY License along with all benefits of EDC/IDC and other charges/ adjustments in respect of Said Land-I; and
 - (b) receipt of Change in Beneficial Interest Permission in favor of SRPL in respect of Said Land-I, whichever is later.

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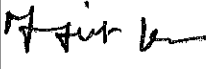
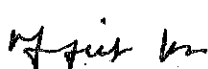
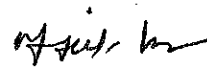

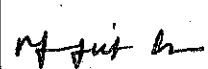
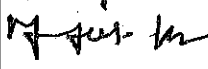
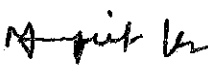
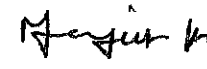
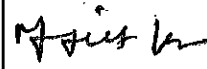
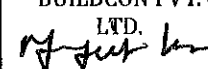
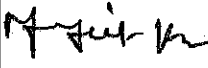
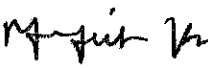
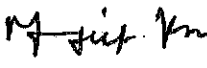
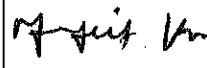


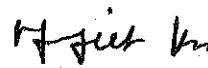




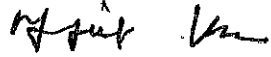

- 5.3. The balance IFRSD-I payable under Clause 5.2(v) shall be reduced by an amount equivalent to the interest (calculated at the lower of the rate of interest on the IIFL Loan paid by LAND OWNER NO.2 or the rate payable by SRPL upon take-over of the IIFL Loan) on all the payments made by SRPL to LAND OWNER NO.2 under this Agreement, except to an extent of INR 25,00,00,000 (Rupees Twenty Five Crores) from the date of payment till the date of fulfilment of conditions under Clause 5.2(v) with respect to Said Land-I.
- 5.4. As security for the said amount calculated as per Clause 5.3 above:
- (i) SRPL shall hand over to a trustee mutually appointed by the Parties, an undated cheque in favor of LAND OWNER NO.2 for an amount equivalent to the sums payable under Clause 5.2(v) above subject to the adjustments as per Clause 5.3, simultaneously on SRPL being handed over possession of Said Land-I.
 - (ii) SRPL shall charge an area calculated @ INR 70,000 per sq. yds. multiplied by 2 (two), for the amount as per Clause 5.2(v), in the Said Land-I divided equally between free for sale and frozen as per DDJAY Policy, in favor of LAND OWNER NO.2, forthwith on approval of layout/zoning for Said Land-I by way of execution of appropriate documents, at the cost and expense of SRPL.
 - (iii) SRPL shall not sell such area within the Said Land-I, that is charged as per Clause 5.4(ii) above, till the entire aforesaid amount as per Clause 5.2 (v) subject to adjustment as per Clause 5.3 is duly paid by SRPL to the LAND OWNER NO.2 or as instructed by LAND OWNER NO.2.
- 5.5. The Parties agree that the IFRSD-II shall be paid by SRPL to LAND OWNER NO.2 in the following manner:
- (i) First tranche of IFRSD-II: SRPL shall pay to the LAND OWNER NO.2, a sum equivalent to part License fee and other statutory charges, if any, payable to Governmental Authorities in relation to Said Land-II simultaneously with the filing of application for DDJAY Licence relating to Said Land-II.

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- (ii) Second tranche of IFRSD-II: Upon the Land Owners/ LAND OWNER NO.2 applying for Change in Beneficial Interest Permission in favor of SRPL in relation to Said Land-II, SRPL shall pay to LAND OWNER NO.2 a sum equivalent to statutory dues payable to Governmental Authorities and administrative charges payable to DTCP in relation to Said Land-II at that stage.
- (iii) Third tranche of IFRSD-II: Simultaneously upon the Land Owners/ LAND OWNER NO.2 obtaining Change in Beneficial Interest Permission in favor of SRPL in relation to Said Land-II, SRPL shall pay to LAND OWNER NO.2 a sum equivalent to statutory dues payable to Governmental Authorities and administrative charges payable to DTCP in relation to Said Land-II at that stage.
- (iv) Fourth tranche of IFRSD-II: SRPL shall pay to LAND OWNER NO.2 the balance IFRSD-II after deducting amounts of First Tranche of IFRSD-II, Second Tranche of IFRSD-II and Third Tranche of IFRSD-II, within 6 (six) months from the resolution of the CBI Investigation, such that the Said Land-II can be developed into a residential plotted colony under DDJAY provided:
- Application for renewal of Plotted License (if Said Land-II or any part thereof is comprised in Plotted Licence) which may have expired, by LAND OWNER NO.2 and Land Owners along with deposit of all charges with the authorities in respect thereof has been made; and
 - DDJAY License in respect of Said Land-II has been received; and
 - Change in Beneficial Interest Permission in respect of Said Land-II in favor of SRPL has been received.

5.6. As security for the amounts payable by SRPL under Clause 5.5 (iv):

- (i) SRPL shall hand over to a trustee mutually appointed by the Parties a duly executed undated cheque for the amount payable under Clause 5.5(iv), in the name

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of the LAND OWNER NO.2 simultaneously on the payment of Second tranche of IFRSD-II; and

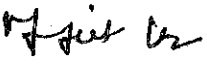
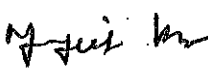
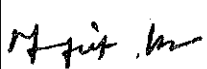
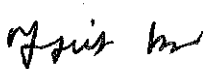
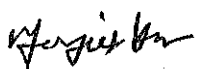
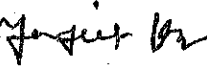
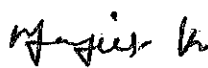
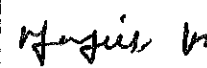
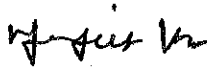
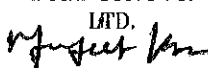
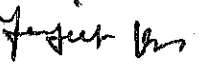
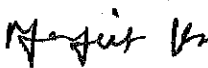
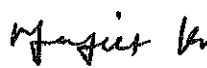
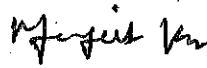
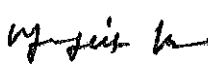
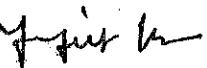
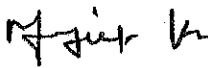
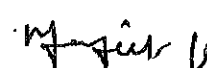
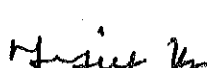
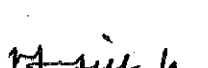

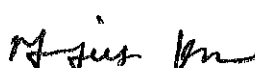
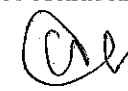
- (ii) SRPL shall charge an area calculated @ INR 70,000 per sq. yds. multiplied by 2 (two) for amounts as per Clause 5.5(iv) in Said Land-II, divided equally between free for sale and frozen as per DDJAY Policy in favor of LAND OWNER NO.2, forthwith on approval of layout for Said Land-II by way of execution of appropriate documents, at the cost and expense of SRPL.
- (iii) SRPL shall not sell such area in Said Land-II, as charged pursuant to Clause 5.6(ii) above, till the entire aforesaid amount as per Clause 5.5 (iv) is paid by SRPL to LAND OWNER NO.2 or as instructed by LAND OWNER NO.2.

5.7. It is however provided for the sake of clarity that SRPL shall have the right but not the obligation to waive any or all of the conditions precedent enumerated above at this stage or at any subsequent/prior stages of this payment schedule and pay the balance amounts of the IFRSD as may be due.

5.8. In the event that the Said Land-I or Said Land-II, or any portion thereof are acquired by Governmental Authorities pursuant to requisitions/ orders made under Applicable Law till the grant of DDJAY Licence, the IFRSD-I or the IFRSD-II respectively shall stand reduced in the same ratio as the area of the land under acquisition bears to the total area of the Said Land-I or Said Land-II, as the case maybe, and LAND OWNER NO.2/Land Owners shall be entitled to all compensation thereof. In the event that the Said Land-I or Said Land-II, or any portion thereof are acquired by Governmental Authorities pursuant to requisitions/ orders made under Applicable Law on or after the grant of DDJAY Licence, the IFRSD-I or the IFRSD-II or the LAND OWNER NO.2 BUA shall not be reduced and SRPL shall be entitled to all compensation thereof.

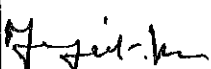
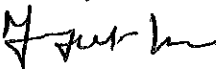

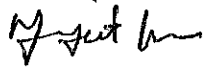


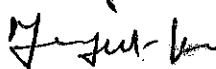
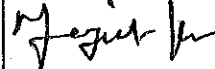
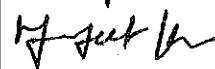
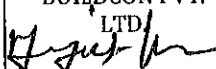
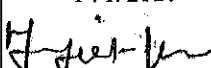
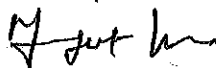


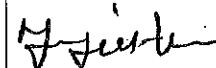
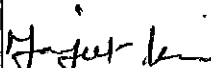
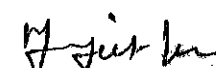

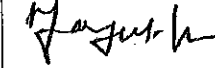


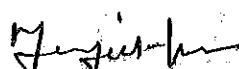

5.9. Notwithstanding anything to the contrary contained in the Agreement:

5.9.1. It is agreed between the Parties that, in the event that the investigation, being conducted by the central bureau of investigation concerning, inter alia, the Said Land-II and transactions

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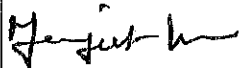
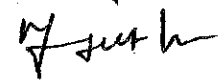

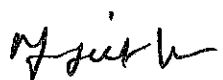
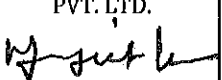
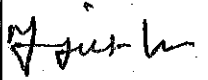
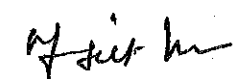
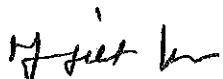


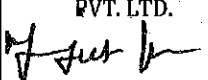

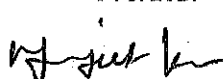
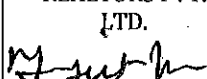
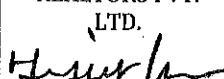
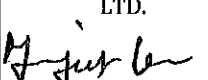

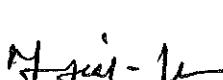

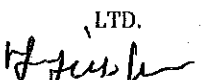
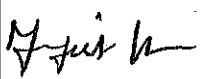


pertaining thereto ("CBI Investigation"), is not concluded to the satisfaction of SRPL, within 12 (twelve) months from the Execution Date, or if the approvals for Said Land-II as agreed between the Parties, is not received due to the pending CBI investigation and issues in relation thereto within 12 (twelve) months from the Execution Date, then SRPL shall intimate to LAND OWNER NO.2, within 7 (seven) days from expiry of 12 (twelve) months from Execution Date ("CBI Resolution Period"), its decisions with respect to continuing with the transactions in respect of Said Land-II contemplated hereinabove:

- (i) in case SRPL agrees to continue with the transaction contemplated in respect of Said Land-I only:
- (a) the IFRSD-I shall stand reduced by INR 2,00,00,000 (Rupees Two Crores) and if the full IFRSD-I has been paid by SRPL to LAND OWNER NO.2, then an amount of INR 2,00,00,000 (Rupees Two Crores) shall be refunded from IFRSD-I by LAND OWNER NO.2 to SRPL;
- (b) LAND OWNER NO.2 shall refund all the amounts paid by SRPL towards IFRSD-II to LAND OWNER NO.2, except the amounts which DTCP will not refund and only when DTCP refunds the amounts;
- (c) Land Owners/ LAND OWNER NO.2/Lead Company shall ensure that the portion of Said Land-I colored in Red color in plan attached as **Schedule-III A** hereof is duly connected by land of minimum width of 9 (nine) metres from the 24 metres road to part of Said Land-I falling towards abadi of Village Ullahwas in plan attached as **Schedule-III A** hereof if such portion of Said Land-I (coloured in Red in plan attached as **Schedule-III A**) does not have connectivity from any other part of Collaboration Land. That such land shall be provided by Land Owners/ LAND OWNER NO.2/Lead Company and a road shall be laid over such land by SRPL and shall not form part of DDJAY Licence for Said Land-I. LAND OWNER NO.2/Land Owners/Lead Company shall execute and submit a letter stating that such land can be permanently used for road. It being further clarified that the part of such land could be part of existing revenue rasta to have the 9 metre width. If FSI over such land is available to LAND OWNER NO.2/Land Owners/Lead Company,

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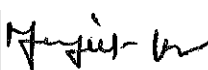
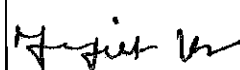
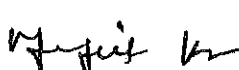
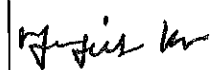

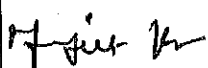

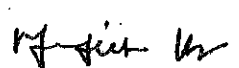


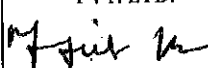
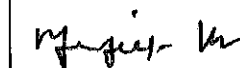
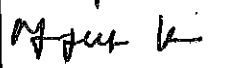
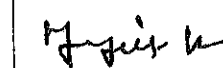
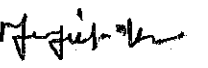
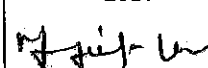
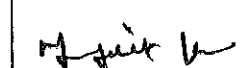
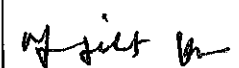
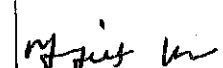
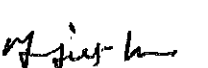
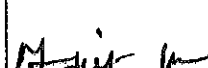
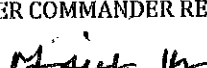
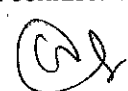
no amount shall be payable by SRPL to LAND OWNER NO.2/Land Owners/Lead Company otherwise, SRPL shall pay amount of IFRSD-I, proportionate to Said Land-I and such land, as compensation to LAND OWNER NO.2/Land Owners;

- (d) upon fulfilment of conditions at 5.9.1(i)(a) to 5.9.1(c), this Agreement shall remain in full force and effect with respect to Said Land-I and shall abate with respect to Said Land-II and all references to Collaboration Land thereafter shall mean and deemed to have always meant reference to Said Land-I alone;
- (e) SRPL shall no later than 30 (thirty) days from the expiry of the CBI Resolution Period: (i) withdraw all licence(s), Approvals, Change in Beneficial Interest Permission(s) granted, if any, for Said Land-II or any part thereof, except for Community Facility Land, if granted, in its name, or file applications for their withdrawal, if not granted, and hand over proof of the same, in original, and execute a special power of attorney in favour of Lead Company/Land Owners to this effect; (ii) SRPL shall get originals of all the title documents with respect to Said Land-II or any part thereof, if handed over by LAND OWNER NO.2 to SRPL/trustee, in accordance with this Agreement, to LAND OWNER NO.2; and (iii) hand over possession of the Said Land-II except the Community Facility Land to LAND OWNER NO.2 and SRPL shall remove itself, its machinery, men, material, etc., if any, from Said Land-II except the Community Facility Land;
- (f) In the event, SRPL fails to return the possession of the Said Land-II or fulfill any of the other conditions in accordance with Clause 5.9.1(i)(e), SRPL shall pay an amount of Rs. 2 million per day to LAND OWNER NO.2 as damages and not penalty for each day SRPL continues to occupy the Said Land-II, without prejudice to any right of LAND OWNER NO.2/Land Owners/Lead Company to recover possession of such land or compel SRPL to fulfill the conditions in accordance with Clause 5.9.1(i)(e), as provided in law, at the cost and expense of SRPL. or

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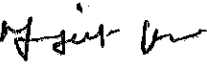
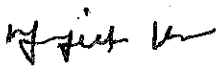
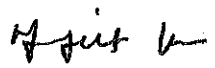
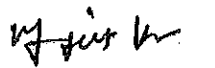
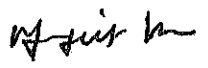
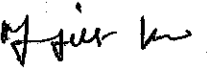
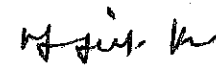
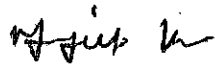
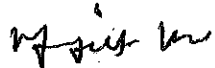

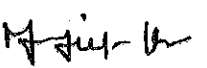
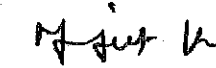
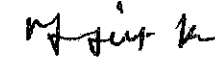
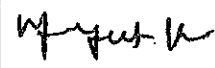
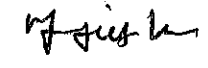
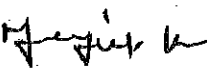
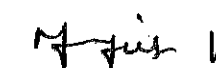
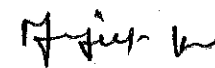
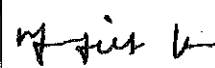
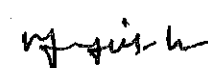
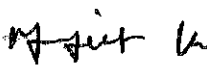
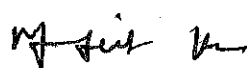

(ii) in case SRPL has shown a portion of Said Land-II towards community facility in the layout plan submitted in relation to the licence to be granted for Said Land-II/Collaboration Land (such portion called the "**Community Facility Land**");

- (a) SRPL shall, at the time of submitting a layout showing community facility over the Community Facility Land, handover a duly executed undated cheque to a trustee appointed by the Parties mutually for an amount equivalent to the amount of IFRSD for Community Facility Land, calculated at the rate of Rs. 11, 34,00,000/- (Rupees Eleven Crores Thirty Four Crores only) per acre of Community Facility Land. It being clarified that since the layout for Said Land-I and Said Land-II are to be filled together, the said undated cheque shall be handed over by SRPL to the said trustee simultaneously on filing of migration of part of Plotted Licence into DDJAY Licence;
- (b) SRPL shall pay the IFRSD-II in respect of the Community Facility Land no later than 30 (thirty) days from the expiry of the CBI Resolution Period;
- (c) SRPL shall no later than 30 (thirty) days from the expiry of the CBI Resolution Period: (i) withdraw all licence(s), Approvals, Change in Beneficial Interest Permission(s) granted, if any, for Said Land-II or any part thereof, except for Community Facility Land, in its name, or file applications for their withdrawal, if not granted, and hand over proof of the same, in original, and execute a special power of attorney in favor of Lead Company/Land Owners to this effect; (ii) SRPL shall get originals of all the title documents with respect to Said Land-II or any part thereof, if handed over by LAND OWNER NO.2 to SRPL/trustee, in accordance with this Agreement, to LAND OWNER NO.2; and (iii) hand over possession of the Said Land-II except the Community Facility Land to LAND OWNER NO.2 and SRPL shall remove itself, its machinery, men, material, etc., if any, from Said Land-II except the Community Facility Land;

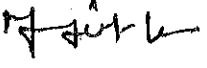
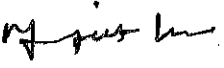
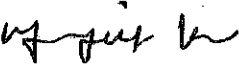
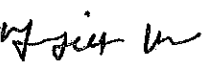
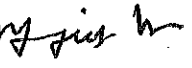
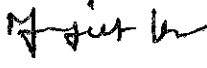
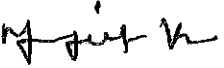
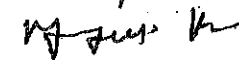
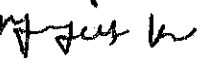
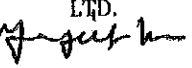
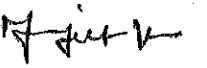
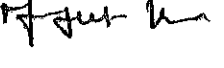
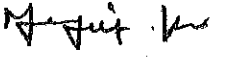
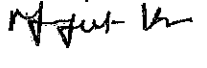
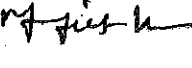

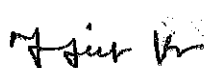
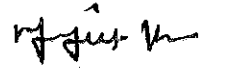
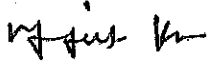
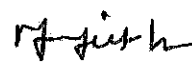
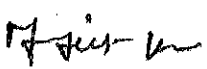
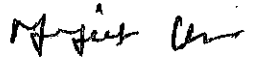

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- (d) if SRPL fails to pay the IFRSD-II proportionate to Community Facility Land, IREO may encash the un-dated cheque as per Clause 5.9.1(ii)(a) above;
- (e) On any delay in payment of amount as per Clause 5.9.1(ii)(b) above, SRPL shall pay interest @ 22% on the amount of the said undated cheque from the expiry of the CBI Resolution Period till the date of payment. In the event, SRPL fails to return the possession of the Said Land-II or fulfill any of the other conditions in accordance with Clause 5.9.1(ii)(c), SRPL shall pay an amount of Rs. 2 million per day to LAND OWNER NO.2 as damages and not penalty for each day SRPL continues to occupy the Said Land-II except the Community Facility Land or fails, without prejudice to any right of LAND OWNER NO.2/Land Owners/Lead Company to recover possession of such land or compel SRPL to fulfill the conditions in accordance with Clause 5.9.1(ii)(c), as provided in law, at the cost and expense of SRPL. or
- (iii) in case SRPL agrees to continue with the transaction contemplated in respect of Said Land-II:
- (a) SRPL shall pay the Fourth tranche of IFRSD-II within 30 (thirty) days of the expiry of CBI Resolution Period without any requirement to fulfill any of the conditions precedent thereof except the conditions at Clause 5.5 (iv)(a);
- (b) On any delay in payment of amount as per Clause 5.9.1(iii)(a) above, SRPL shall pay interest @ 22% from the expiry of the CBI Resolution Period till the date of payment, without prejudice to any right of LAND OWNER NO.2/Land Owners/Lead Company to recover possession of Said Land-II including the Community Facility Land as provided in law, at the cost and expense of SRPL.

5.9.2. In the event, license in respect of Said Land-I is not obtained under DDJAY Policy within the expiry of 12 (twelve) months from the Execution Date:

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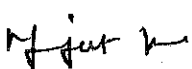
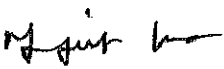

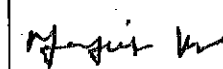
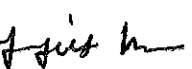
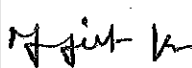
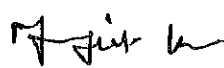
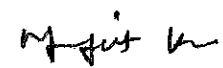
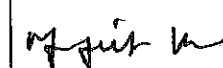
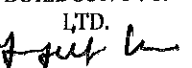
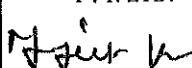
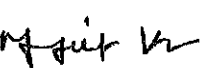
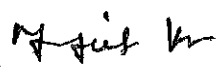
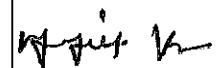
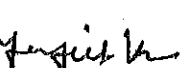
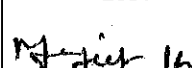
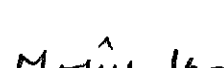
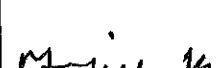
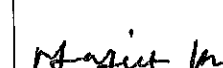

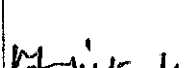
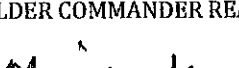
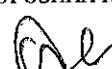
- (i) LAND OWNER NO.2 shall refund to SRPL all amounts received by LAND OWNER NO.2/Lead Company towards IFRSD-I and/or IFRSD-II in accordance with Clause 5.2(i) to Clause 5.2(iv) and Clause 5.5(i) to Clause 5.5(iii), along with the applicable interest on the amount of IFRSD-I received by LAND OWNER NO.2 till then and SRPL shall simultaneously remove itself, its machinery, men, material, etc., if any, from Said Land-I and Said Land-II and LAND OWNER NO.2/Land Owners/Lead Company shall take over the actual physical possession of Said Land-I and Said Land-II:
- (a) If DDJAY license for Said Land-I is not obtained within the first six months of the ExecutionDate and SRPL decides to terminate the Definitive Documents on the expiry of 6 (six) months of the ExecutionDate, interest for the entire 6 (six) months on the IFRSD-I amount received till then by LAND OWNER NO.2/Lead Company shall be payable by LAND OWNER NO.2;
- (b) If DDJAY license for Said Land-I is not obtained within the first 12 (twelve) months of the Execution Date, the Definitive Documents shall stand terminated and interest for 8 (eight) months on the IFRSD-I amount received till then by LAND OWNER NO.2/Lead Company, shall be payable by the LAND OWNER NO.2.
- (ii) the Definitive Documents shall stand terminated, cancelled and be deemed as irrevocably voidonly upon LAND OWNER NO.2 refunding to SRPL all amounts received by the LAND OWNER NO.2/Lead Company towards IFRSD-I and/or IFRSD-II in accordance with Clause 5.2(i) to Clause 5.2(iv) and Clause 5.5(i) to Clause 5.5(iii), along with the applicable interest on the amount of IFRSD-I received by LAND OWNER NO.2 till then, and thereafter the Land Owners/LAND OWNER NO.2/Lead Company shall be free to deal with the Said Land-I and Said Land-II as they may deem fit and SRPL shall remove itself, its machinery, men, material, etc., if any, from Said Land-I and Said Land-II and LAND OWNER NO.2/Land Owners/Lead Company shall take over the actual physical possession of Said Land-I and Said Land-II.

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(iii) In the event LAND OWNER NO.2 is ready and willing to refund the amounts in accordance with the foregoing provisions of Clause 5.9.2 but SRPL fails to return the possession of Said Land-I and Said Land-II in accordance with the foregoing provisions of Clause 5.9.2, SRPL shall pay an amount of Rs. 4 million per day to LAND OWNER NO.2 as damages and not penalty for each day SRPL continues to occupy Said Land-I and Said Land-II, without prejudice to any right of LAND OWNER NO.2/Land Owners/Lead Company to recover possession of Said Land-I and Said Land-II as provided in law, at the cost and expense of SRPL. Provided always:

- (a) as evidence of its readiness and willingness to refund the amounts as aforesaid, LAND OWNER NO.2 along with a notice to SRPL that it is ready and willing to pay such amounts, forward a true copy of a statement of its bank account, showing a credit balance at least up till they said amount;
- (b) SRPL within 10 (ten) business days of receipt of said notice along with the bank statement in accordance with Clause 5.9.2(iii)(a), SRPL shall: (i) deliver original of letter from the banks/entities in favor of whom, Said Land-I and Said Land-II or any part thereof is mortgaged, stating that they have released their mortgage/charge over such land mortgaged in their favor, in a form and manner require to remove charge recorded thereof, under the Companies, Act, 2013; (ii) withdraw all licence(s), Approvals, Change in Beneficial Interest Permission(s) granted for Said Land-I or Said Land-II or any part thereof, if granted, in its name, or file applications for their withdrawal, if not granted, and hand over proof of the same, in original, and execute a special power of attorney in favor of Lead Company/Land Owners to this effect; and (iii) SRPL shall get originals of all the title documents with respect to Said Land-I and Said Land-II or any part thereof, handed over by LAND OWNER NO.2 to SRPL/trustee, in accordance with this Agreement, to LAND OWNER NO.2;

(c) If the conditions at Clause 5.9.2(iii)(a) and (b) are met and SRPL hands over

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possession of Said Land-I and Said Land-II and every part thereof within 11(eleven) days of notice as per Clause 5.9.2(iii)(a), no damages shall be payable by SRPL to LAND OWNER NO.2; and

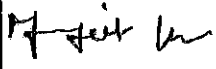
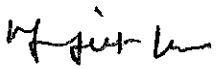
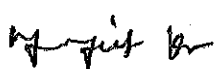

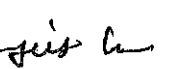
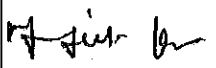
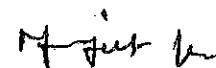
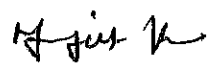
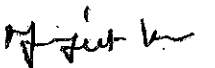
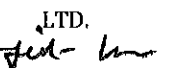
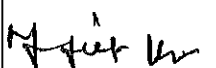
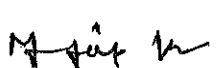
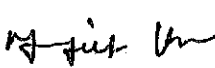
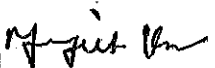
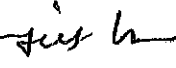

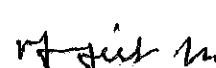
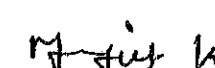
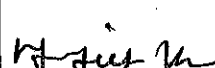

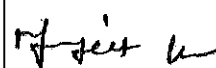
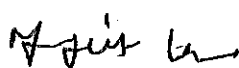
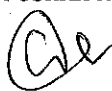
- (d) No interest shall be payable by LAND OWNER NO.2 on the amounts on and from the date of delivery of notice as per Clause 5.9.2(iii)(a) by LAND OWNER NO.2 to SRPL.

5.9.3. Parties expressly agree that for the first 6 (six) months from the Execution Date, the Land Owners/ LAND OWNER NO.2/Lead Company shall make all efforts to obtain DDJAY License and if such license is not obtained within the period of 6 (six) months, SRPL shall make efforts for the next 6 (six) months for the same, and the Land Owners/LAND OWNER NO.2/Lead Company shall fully cooperate towards the same including but not limited to signing/execution of documents, etc.

5.9.4. In the event, payment of Third Tranche of IFRSD-I and/or Fourth Tranche of IFRSD-I is not made by Hard Stop Date, for any reason whatsoever, the Definitive Documents shall stand terminated, cancelled and be irrevocably deemed as void only upon LAND OWNER NO.2/Land Owner/Lead Company refunding to SRPL all amounts received by the Land Owners/ LAND OWNER NO.2/Lead Company towards IFRSD-I received till Hard Stop Date, which shall be refunded LAND OWNER NO.2, without any interest, by 31 December 2020, and thereafter the Land Owners/LAND OWNER NO.2/Lead Company shall be free to deal with the Said Land-I and Said Land-II as they may deem fit and SRPL shall remove itself, its machinery, men, material, etc., if any, from Said Land-I and Said Land-II.

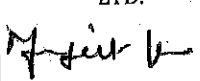
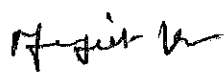
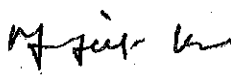
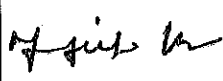
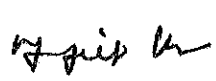
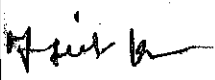
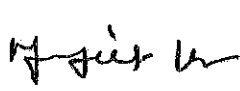
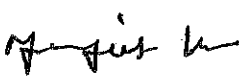
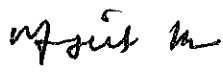
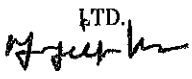
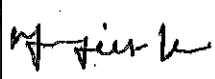
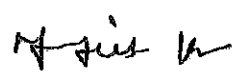
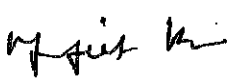
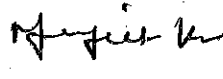
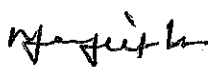
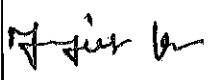
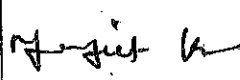
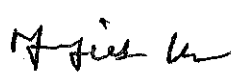
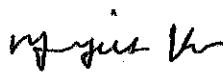

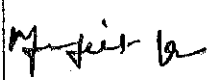
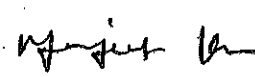

5.9.5. In the event, payment of Fifth Tranche of IFRSD-I is not made for any reason whatsoever, SRPL shall be liable to pay to LAND OWNER NO.2 an interest on the Fifth Tranche of IFRSD-I from the due date of payment as per Clause 5.2(v) till the date of payment at a rate which is more than 4% over and above the rate of interest payable by LAND OWNER NO.2 in accordance with Clause 5.3.

5.9.6. In the event, First Tranche of IFRSD-II and/or Second Tranche of IFRSD-II and/or Third Tranche of IFRSD-II is not made in accordance with Clause 5.5, for any reason

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whatsoever, the Definitive Documents to the extent of Said Land II shall stand terminated, cancelled and be irrevocably deemed as void and all amounts received by LAND OWNER NO.2 till the date of termination with respect to IFRSD-II shall stand forfeited and the Land Owners/LAND OWNER NO.2/Lead Company shall be free to deal with the Said Land-II as they may deem fit and SRPL shall remove itself, its machinery, men, material, etc., if any, from Said Land-I and Said Land-II

- 5.9.7. In the event payment of Fourth Tranche of IFRSD-II is not made for any reason whatsoever, SRPL shall be liable to pay to LAND OWNER NO.2 an interest on the Fourth Tranche of IFRSD-II from the due date of payment as per Clause 5.5(iv) till date of payment at a rate which is more than 4% over and above the rate of interest payable by LAND OWNER NO.2 in accordance with Clause 5.3.
- 5.9.8. SRPL shall not sell any area as detailed in Clause 5.4(ii) and Clause 5.6(ii), till the entire amount of IFRSD-I and/or IFRSD-II, as the case may be, is duly received by LAND OWNER NO.2.
- 5.9.9. SRPL shall not have any rights, entitlements or claim under this Agreement or over any part of Collaboration Land till the occurrence of Effective Date.
- 5.10. Except as per Clauses 5.9.2, LAND OWNER NO.2 shall not be liable to pay any interest on the amount of IFRSD, in the event the DDJAY License is not granted. LAND OWNER NO.2/Land Owners/Lead Company shall also not be liable or responsible for any expenses or costs incurred by SRPL in pursuance or on the Definitive Documents (such as stamp duty, registration fees, etc.), or any other costs and expenses, which shall be solely on account of SRPL.
- 5.11. In the unlikely event any litigation is found on Said Land-I and/or Said Land-II or any part thereof (except the CBI Investigation), SRPL may, within 12 (twelve) months from the Execution Date or grant of DDJAY Licence for Said Land-I, whichever is later (such date the "Appointed Date"):

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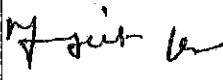
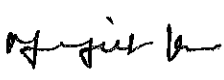

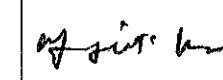
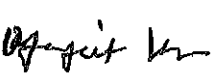
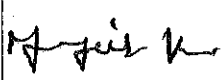


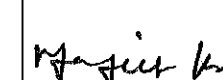
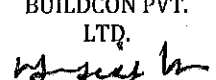
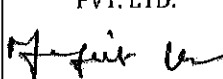
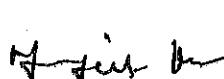
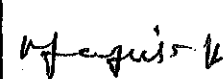
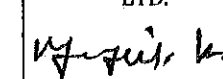
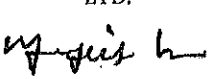
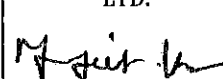
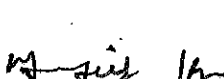
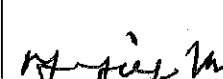
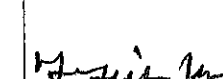
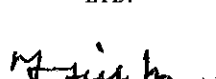
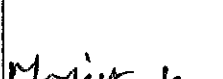
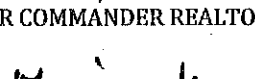

- (a) decide to terminate this Agreement, in which case, the LAND OWNER NO.2 shall refund the amount received by it or on its behalf or paid by SRPL for and on behalf of the LAND OWNER NO.2 in terms hereof, along with interest thereon calculated as per Clause 5.3, except on the amount paid as per Clause 5.2(i) and 5.2(ii); or
- (b) choose to continue with the Agreement, after removing/discarding such land over which litigation exists (if only portion of land is affected) and continue with the collaboration for the remaining land under Collaboration Land. In such a case LAND OWNER NO.2 shall proportionately refund the IFRSD received till such date and all the future payment of IFRSD/obligation of SRPL shall proportionately stand reduced.

If SRPL does not chose any of the options in Clauses 5.11 (a) or (b) above within 2 (two) months of the Appointed Date, it shall be deemed that SRPL has decided to continue with the transaction and LAND OWNER NO.2/Land Owners/ Lead Company shall not refund any amount of IFRSD on this account and SRPL shall continue to be liable for payment of balance IFRSD to LAND OWNER NO.2 in terms of this Agreement.

- 5.12. The Parties have agreed that the EDC, IDC, scrutiny fees, license fees, conversion charges and administrative charges for Change in Developer, Permission in relation to migration of License to DDJAY License, shall be the sole liability of the LAND OWNER NO.2/ Land Owners/Lead Company. It is expressly agreed between the Parties that any increase/decrease in EDC, IDC, scrutiny fees, license fees, conversion charges and administrative charges payable for the Change in Developer, Permission with respect to Collaboration Land applicable as on date shall be paid by the SRPL to LAND OWNER NO.2 or refunded by LAND OWNER NO.2 to SRPL, as the case may be.

5.13. ESCROW ACCOUNT

The Parties have agreed that the detailed mechanism with regard to the Escrow Account shall be dealt with under the Escrow Agreement. The Escrow Agreement shall be executed within 30 (thirty) days of the Execution Date.

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FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
				
HIGH RESPONSIBLE REALTORS PVT. LTD.	HIGH STAR BUILDERS PVT. LTD.	KSS PROPERTIES PVT. LTD.	MASSIF CONBUILD PVT. LTD.	ORNAMENTAL REALTORS PVT. LTD.
				
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5.14. REFUND OF IFRSD TO SRPL

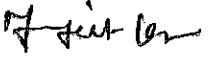
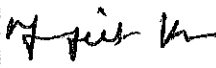
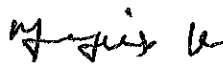
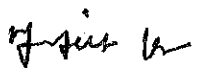

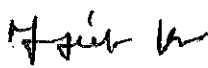
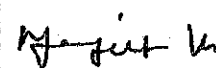
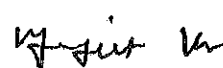
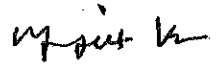
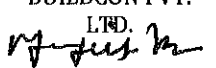
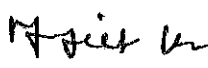
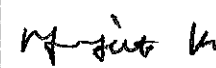
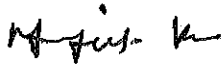
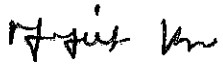
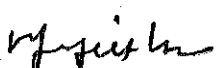
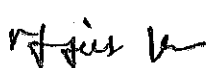

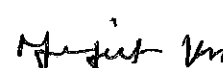
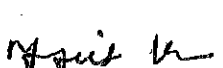
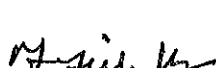
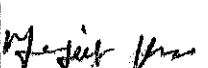
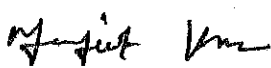

5.14.1. The full and final refund of IFRSD shall take place at the later of:

- (i) LAND OWNER NO.2's BUA is complete in all respects and similar in all respects to the SRPL's BUA and possession of LAND OWNER NO.2's BUA has been duly offered to LAND OWNER NO.2 or the allottees of LAND OWNER NO.2's BUA, as the case may be; and
- (ii) At least 50% of the SRPL's BUA has been duly allotted and possession thereof duly offered and OC for Project has been duly obtained; and
- (iii) Expiry of 4(four) years from the date OC/Completion Certificate is obtained for whole of the Project.

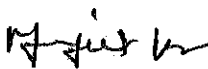
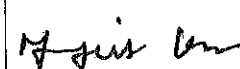
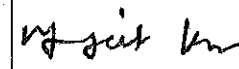
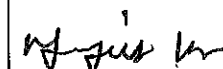
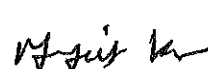
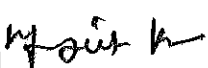
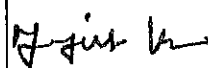
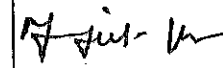
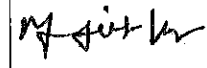
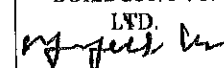
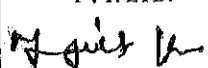
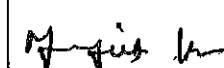
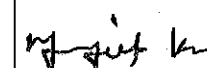
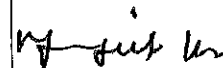
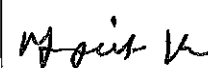
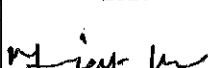
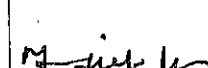
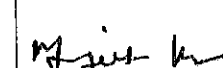

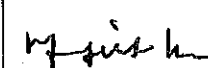
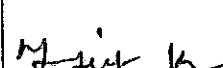
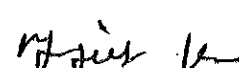

However, at the request of LAND OWNER NO.2, SRPL has permitted LAND OWNER NO.2 to sell the LAND OWNER NO.2'S BUA before possession being handed over provided *interalia* all the receipts of the sale of LAND OWNER NO.2's BUA are deposited and utilized in accordance with the terms of this Agreement and the requirements under RERA. It is also agreed that SRPL shall undertake sale of the LAND OWNER NO.2's BUA for consideration not less than Rs. 8,000/- (Rupees Eight Thousand only) per square feet on Saleable Area.

5.14.2. At all times, all the proceeds from sale of the SRPL'S BUA ("**SRPL Collection**") and all the proceeds from the sale of the LAND OWNER NO.2'S BUA, except pass through charges ("**LAND OWNER NO.2 Collection**") shall be collected by SRPL ("**Total Collection**") in the Project Account/Master Account and it shall be further distributed by SRPL in the following manner, or in accordance with RERA, by SRPL:

- (i) 70% (seventy percent) of the Total Collection shall be deposited in the RERA Account ("**RERA Account**").

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- (ii) 30% of the Total Collection shall be divided in the same ratio that the SRPL Collection bears to the LAND OWNER NO.2 Collection and transferred in the following manner:
- the sum arrived at in proportion to the SRPL Collection, shall be transferred to the account designated by SRPL in this regard; and
 - the sum arrived at in proportion to the LAND OWNER NO.2 Collection, shall be transferred to the Escrow Account.
- (iii) Amounts from the RERA Account shall be released in accordance with the provisions of RERA on directions of SRPL. Upon release of any amount ("**Released Collections**") from the RERA Account, the Released Collections shall be divided in the same ratio that the SRPL Collection bears to the LAND OWNER NO.2 Collection, as determined by SRPL on the date of the release from the RERA Account and transferred in the following manner:
- the sum arrived at in proportion to the SRPL Collection, shall be transferred to the account designated by SRPL in this regard; and
 - the sum arrived at in proportion to the LAND OWNER NO.2 Collection, shall be transferred to the Escrow Account.
- (iv) It is clarified that SRPL shall collect the pass-through charges from the allottees/purchasers of the Saleable BUA in such account as may be designated by SRPL in this regard and the same shall be dealt in accordance with Applicable Law.

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5.14.3. Any amount deposited in the Escrow Account, shall offset the IFRSD from time to time and transferred to the account designated by SRPL in this regard. However, SRPL and LAND OWNER NO.2 shall reconcile all credits and debits to the Escrow Account towards GST and brokerage on a quarterly basis. SRPL shall have the right to determine the proportion of amounts to be distributed from Project Account/Master Account/RERA Account to the Escrow Account and also to make adjustments in terms of this Agreement.

5.14.4. It is agreed and understood between LAND OWNER NO.2 and SRPL with regard to the sale of the Saleable BUA that:

- (i) LAND OWNER NO.2 shall not do any act or deed which would in any manner, whatsoever, including but not limited to creation of any parallel documentation, be in conflict or contrary to the marketing and sales program or strategy of SRPL.
- (ii) Any amounts in the Escrow Account shall be utilized only with the prior consent of SRPL, except payment towards GST and brokerage.
- (iii) In the event the total amount relating to whole of the LAND OWNER NO.2'S BUA is credited to the SRPL Account in terms of Escrow Agreement and is less than the IFRSD amount paid by SRPL, LAND OWNER NO.2 shall continue to remain liable to SRPL to refund the balance amount of IFRSD in accordance with Clause 5.14.1.
- (iv) In the event the total amounts credited to the SRPL Account exceeds the IFRSD amount paid by SRPL, the excess amount shall be refunded to LAND OWNER NO.2 as mutually agreed between the Parties but not later than the end of the relevant financial year.

6. RERA REGISTRATION

Registration of the Project under RERA shall be applied and obtained by SRPL at its own cost and expense. Land Owners and LAND OWNER NO.2 shall provide all relevant document/ information, affidavits/ undertaking that may be required by the HRERA for registration of the Project. It is being clarified that, in the event any conditions are imposed

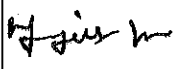
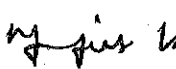
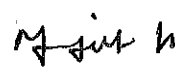
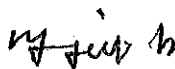
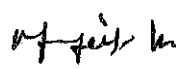
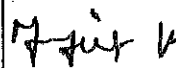
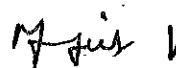


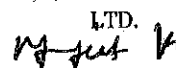
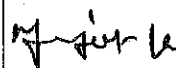
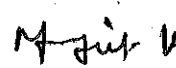
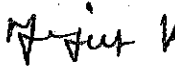
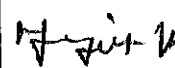
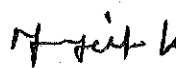
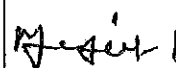
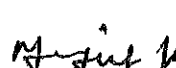
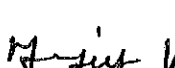
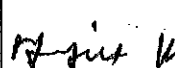
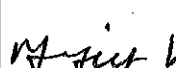
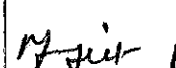
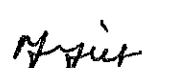

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FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
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REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

in relation to the issuance of the registration under RERA, which relates to the LAND OWNER NO.2 Obligations, the same shall be completed/cured by Land Owners/ LAND OWNER NO.2 at its own cost and expense. It is being further clarified that the registration under RERA shall be obtained in the name of SRPL as 'promoter' however, if required in terms of Applicable Law or if directed by HRERA, Land Owners/LAND OWNER NO.2 shall also become a co-promoter in the Project for the purposes of registration under RERA. Accordingly, LAND OWNER NO.2 and Land Owners, have under the SRPL GPA, granted rights to SRPL for submission of application for registration under RERA and execution of all Purchaser documents for the allotment, sale, transfer or delineation of the SRPL's BUA in favor of the prospective purchaser/ allottees or purchasers of the SRPL's BUA in the Project.

The RERA Account shall be operated at the sole discretion of SRPL and upon written instructions and authorized signatory of SRPL only in this regard.

7. MIGRATION OF LICENSE TO DDJAY AND CHANGE IN BENEFICIAL INTEREST

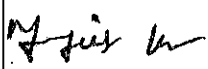
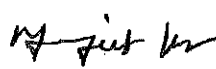

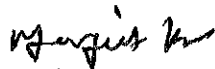
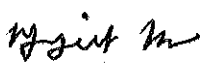
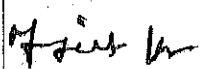
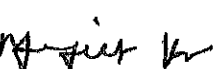
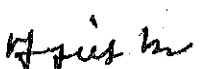
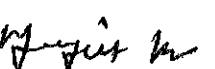
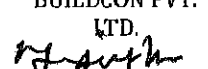
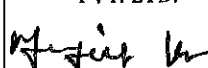
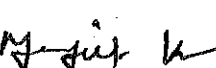

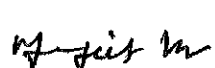


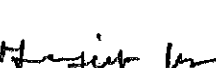

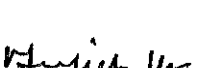
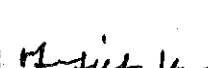
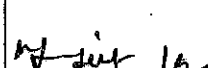
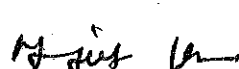
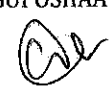
- 7.1. LAND OWNER NO.2/ Land Owners shall ensure migration of part of the Plotted License to the extent of the Said Land-I/ Said Land-II/Collaboration Land, to a DDJAY License along with all benefits of EDC/IDC and other charges adjustments.
- 7.2. LAND OWNER NO.2 and SRPL (and Land Owners/Lead Company, if required under Applicable Laws) shall make a request to DTCP for grant of permission for carrying on development over the Said Land-I/ Said Land-II/Collaboration Land, as set out in this Agreement, in accordance with the Change in Beneficial Interest Policy.

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FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

- 7.3. Upon examination of the said request by the DTCP, SRPL and LAND OWNER NO.2 shall comply with the requirements as may be prescribed by the DTCP in accordance with Para 4.1 of the Change in Beneficial Interest Policy or otherwise, in the names of SRPL and LAND OWNER NO.2, to the extent applicable to each of them. LAND OWNER NO.2 shall be responsible to bear the 'administrative charges' and the incidental costs and expenses as may be mutually agreed for the Said Land-I/ Said Land-II/Collaboration Land as mentioned in the Change in Beneficial Interest Policy.
- 7.4. LAND OWNER NO.2/ Land Owner/Lead Company shall obtain the permission under the Change in Beneficial Interest Policy (the "**Change in Beneficial Interest Permission**") as mentioned above within the timelines as are provided under Clause 5 of this Agreement and SRPL shall provide all documents to fulfill all the criteria/conditions for obtaining the Change in Beneficial Interest Permission.
- 7.5. SRPL hereby represents that it fulfills all the conditions as may be required to be fulfilled by the transferee of the development rights as prescribed under the Change in Beneficial Interest Policy.

8. BRANDING, MARKETING & SALE

- 8.1. The entire Project shall be branded, marketed, advertised and sold in the name and manner and under the brand and logo as SRPL may deem fit, including under the brand and logo of SRPL or its Affiliates or group companies or its nominees. To ensure maximum realization and to avoid confusion in the market place and for other pertinent reasons, LAND OWNER NO.2 shall use only the same brokers, channel partners and all service providers for the sale of LAND OWNER NO.2's BUA as SRPL uses for SRPL's BUA. The name and logo of the Project as decided by SRPL, shall be used for all marketing materials including all marketing communication, brochures and advertisements. SRPL and LAND OWNER NO.2 may decide upon further terms, if any with regard to branding.
- 8.2. Each of LAND OWNER NO.2 and SRPL shall be free to dispose, sell and transfer their entire respective Saleable BUA and enter into agreements with the prospective purchasers as it may deem fit. SRPL shall be entitled to sell, transfer or dispose of the SRPL's BUA

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BASE EXPORTS PVT. LTD.	BTVS BUILDWELL PVT. LTD.	BULLS REALTORS PVT. LTD.	BUZZ HOTELS PVT. LTD.	FIVERIVERS BUILDCON PVT. LTD.
				
FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
				
HIGH RESPONSIBLE REALTORS PVT. LTD.	HIGH STAR BUILDERS PVT. LTD.	KSS PROPERTIES PVT. LTD.	MASSIF CONBUILD PVT. LTD.	ORNAMENTAL REALTORS PVT. LTD.
				
REGAL GREEN LAND PVT. LTD.	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD		SUPOSHAA REALCON PVT. LTD.	
				

and collect and appropriate all revenues thereof in the manner described in Clause 5.14. However, it is agreed and understood that LAND OWNER NO.2 shall comply with the following in the process of sale of LAND OWNER NO.2's BUA:

- (i) In order to ensure maximum realization, LAND OWNER NO.2 undertakes and affirms that it shall agree at all times that the price of the Saleable Area / units in the LAND OWNER NO.2's BUA shall be greater of Rs. 8000/- per sq.ft. of the saleable area of IREA BUA or the price at which SRPL is pricing the units in the SRPL's BUA, from time to time. Further, the pricing mechanism and product mix will be similar to what is being used by SRPL for SRPL's BUA.
- (ii) All allotment/sales documentation in respect of LAND OWNER NO.2's BUA shall be in the formats as prescribed by RERA/SRPL for SRPL's BUA.
- (iii) It is agreed and understood that SRPL shall be entitled to receive, retain and utilize in the manner it deems fit the IFMS / IBMS / maintenance charges and ECC that are to be collected from the allottees / purchasers of the Saleable Area of the entire Project. LAND OWNER NO.2 undertakes and affirms to collect and deposit such charges collected from allotment / sale of LAND OWNER NO.2's BUA directly in the name of a bank account of SRPL or of the maintenance agency appointed by SRPL. All GST on this account shall be sole liability of SRPL.
- (iv) LAND OWNER NO.2 and SRPL may collect stamp duty and registration charges for sale / allotment of the LAND OWNER NO.2's BUA and SRPL's BUA, respectively in the name of the appropriate Government Authority as applicable, and apply and utilize it in an appropriate manner.

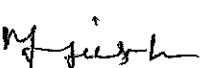


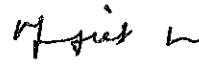

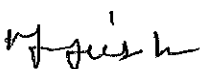
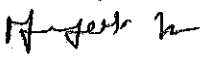
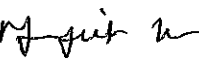
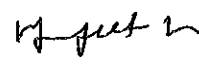
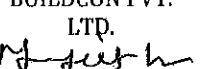
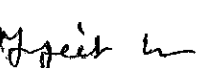
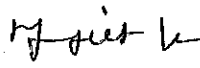
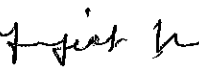

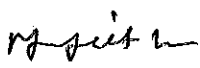
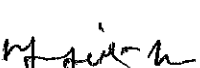
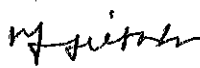

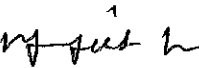
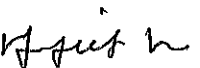

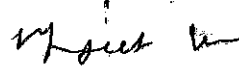

9. MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS

9.1. SRPL shall be entitled to the revenue from the SRPL's BUA, when the same is sold to third party allottees / purchasers, in accordance with the terms of this Agreement and similarly LAND OWNER NO.2 shall (subject to Clause 5.14 above) be entitled to the revenue from LAND OWNER NO.2's BuA. The authorizations given by the Land Owners, Lead Company

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BASE EXPORTS PVT. LTD. <i>Agreed</i>	BTVS BUILDWELL PVT. LTD. <i>Agreed</i>	BULLS REALTORS PVT. LTD. <i>Agreed</i>	BUZZ HOTELS PVT. LTD. <i>Agreed</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Agreed</i>
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and LAND OWNER NO.2 to SRPL are to facilitate the construction / development process and the process of sale / allotment of the SRPL's BUA. This Agreement is not to be construed as transferring / conveying ownership on the Collaboration Land in favor of SRPL and / or LAND OWNER NO.2. The ownership of the Collaboration Land shall continue to remain with the Land Owners until the same are transferred / conveyed to the allottees / purchasers of the Saleable Area. SRPL shall have an unequivocal right of specific performance of this Agreement along with all injunctive remedies.

- 9.2. It is agreed and understood between the Parties that SRPL has entered into this Agreement relying on the representation of LAND OWNER NO.2 and the Land Owners that LAND OWNER NO.2 possesses development rights on the Collaboration Land, which it acquired by virtue of duly executed and binding documents / contracts. There is no restriction on LAND OWNER NO.2 to execute and enter into this Agreement on the terms hereof.
- 9.3. SRPL shall be free to get this Agreement and SRPL GPA registered at the office of the jurisdictional sub registrar and LAND OWNER NO.2, Lead Company and Land Owners shall co-operate and present itself/themselves through duly authorized representative(s) at the said office for execution and registration thereof. All costs, charges, duties and expenses incurred in this regard shall be borne by SRPL.
- 9.4. The Parties agree that the Land Owners/ Owner/ Lead Company shall deposit the title documents in respect of the Collaboration Land in original, with a trustee mutually appointed by the Parties.
- 9.5. Subject to Applicable Laws, SRPL shall have the right to construct and develop the Project on the Collaboration Land.
- 9.6. It is agreed and understood between the Parties that all facilities, amenities and common areas constructed as part of the Collaboration Land such as a community center, 100% power back up, club house, shops, swimming pool, tennis courts, fiber optic connectivity and other common areas (the "Project Facilities") shall be duly constructed/provided by SRPL and shall be for the exclusive use and utilization by the owners of plots/floors

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comprised in the Project. SRPL shall file a deed of declaration under the Haryana Apartment Ownership Act, 1983 and its rules in respect of the Collaboration Land and create an association(s) of the owners of the plots/units developed/constructed on the Collaboration Land, as and when and in the manner deemed fit by SRPL and if required under Applicable Law.

- 9.7. SRPL shall construct and develop the Project on the Collaboration Land in compliance with the DDJAY License, lay out plans, building sanctioned plans, services plans and in compliance with the Approvals and in a timely and workman like manner and using high quality material and duly knowledgeable and qualified workers/consultants/contractors.
- 9.8. SRPL shall be entitled to do all things, deeds and matters pertaining to all of the development activities on and in relation to the Collaboration Land in exercise of SRPL Rights and for the purpose interact with any Government Authority or any other person in respect of any acts, deeds, matters and things which may be done or incurred by, and as have been agreed under this Agreement, and to sign all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be required from time to time in this behalf.
- 9.9. SRPL, the Land Owners, Lead Company and LAND OWNER NO.2 agree and covenant that at any time after the execution of this Agreement, they shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly, any right, interest, title, claim or Encumbrance in or over or in relation to the SRPL Rights, LAND OWNER NO.2 Rights, the Collaboration Land or the Project, except as agreed under this Agreement.
- 9.10. Subject to Applicable Law, LAND OWNER NO.2, Lead Company and Land Owners undertake and confirm that any insolvency, liquidation, and/or winding up proceedings or event leading to the same against Land Owners or Lead Company or LAND OWNER NO.2 and, or, their holding companies or Affiliates, shall in no manner effect the rights and entitlements of SRPL under this Agreement including the interest created in the Collaboration Land in favor of SRPL by virtue of this Agreement and the SRPL GPA and the rights and entitlements of the Land Owners and LAND OWNER NO.2 shall be

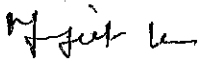
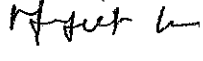
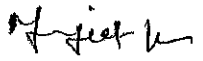
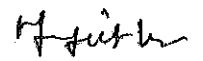
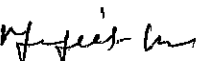
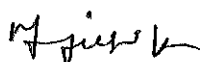
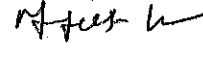
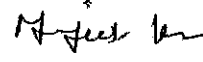
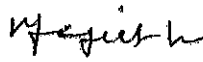

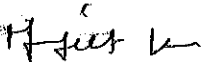
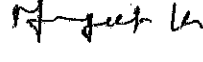
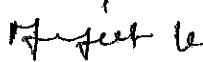
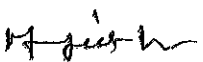
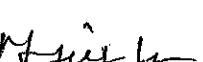
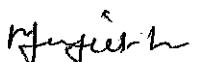
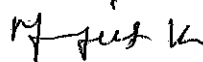
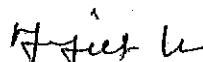
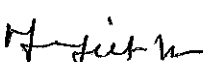


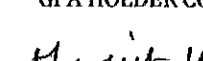
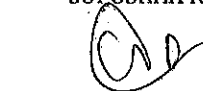
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BASE EXPORTS PVT. LTD. <i>Agreed to</i>	BTVS BUILDWELL PVT. LTD. <i>Agreed to</i>	BULLS REALTORS PVT. LTD. <i>Agreed to</i>	BUZZ HOTELS PVT. LTD. <i>Agreed to</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Agreed to</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Agreed to</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Agreed to</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Agreed to</i>	HARD CORE REALTORS PVT. LTD. <i>Agreed to</i>	HI ENERGY REALTORS PVT. LTD. <i>Agreed to</i>
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REGAL GREEN LAND PVT. LTD. <i>Agreed to</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Agreed to</i>		SUPOSHAA REALCON PVT. LTD. <i>Agreed to</i>	

restricted to the residuary rights in the Collaboration Land/ the Project and LAND OWNER NO.2'S BUA, as the case may be, after taking into account the rights of SRPL under this Agreement and SRPL GPA.

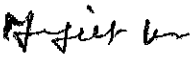
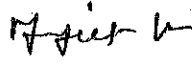
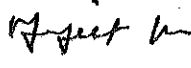
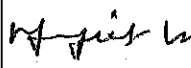

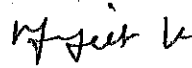
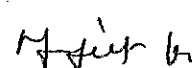
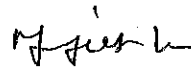
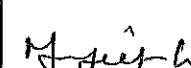
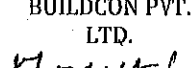
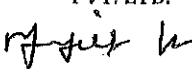

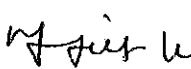
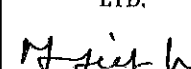
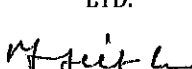

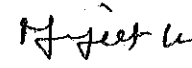
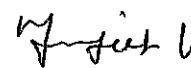
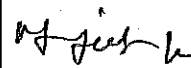
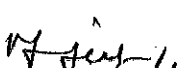
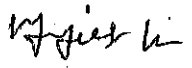
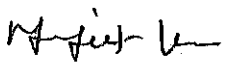
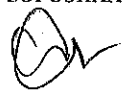
- 9.11. The Parties shall comply with all laws including but not limited to workers, guidelines and notifications of DTCP, Income Tax Act, 1961, WCT, GST PF, construction workers tax, including all others, as currently applicable and those that may be applied in future including GST, pertaining to Project/implementation of the Project/sale of SRPL's BUA and sale of LAND OWNER NO.2's BUA and maintenance of Project/Collaboration Land. Any works contract tax, GST or any other indirect tax or payable on transfer of development rights, handing over possession of Collaboration Land by LAND OWNER NO.2 to SRPL, allocation and allotment of the LAND OWNER NO.2'S BUA to LAND OWNER NO.2 shall be paid and borne by SRPL. Any income tax as may be applicable and/or payable with respect with LAND OWNER NO.2's BUA shall be payable by LAND OWNER NO.2.
- 9.12. Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act, 1961 (including liability to withhold taxes at source as may be applicable).
- 9.13. SRPL and LAND OWNER NO.2 shall ensure that their respective contractors take adequate insurance to cover the construction perils and risks.
- 9.14. Entire payments towards EDC and IDC as payable in respect of the License till date have been paid by LAND OWNER NO.2, except as disclosed. Any increase in EDC and/or IDC from what is payable as on date and/or any new/fresh statutory charge or fees is levied after the ExecutionDate shall be to the account of SRPL.
- 9.15. It has been agreed between the Parties hereto that SRPL shall be free to plan, construct and develop the residential and commercial portion of the Project on any such place on the Collaboration Land as may be decided by SRPL at its sole discretion.

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- 9.16. All communications received from the Government Authorities that may pertain to the Collaboration Land / Project, shall be shared by LAND OWNER NO.2 / Land Owners/Lead Company with SRPL within 2(two) Business Days of receiving the same.
- 9.17. LAND OWNER NO.2 shall undertake and perform all LAND OWNER NO.2 Obligations within reasonable time.
- 9.18. It is expressly agreed that LAND OWNER NO.2 and SRPL shall mutually enter into discussions for demarcation of the built-up area as per Clause 4.3above.
- 9.19. It has been agreed that the applicable GST and any and all incidental or ancillary taxes (including interest, if any) which may be applicable pursuant to execution of this Agreement shall be payable by SRPL to the authorities as and when applicable including any and all incidental or ancillary taxes which may be applicable. In the event any GST or any and all incidental or ancillary taxes is applicable on transfer of development rights, handing over possession of Collaboration Land by LAND OWNER NO.2 to SRPL, the development and construction in relation to LAND OWNER NO.2's BUA and/or any transfer in relation to the same, the said incidence of GST/tax shall be the sole liability of SRPL. The above clause relating to bearing the burden of taxes in relation to execution of this Agreement and on account of development/construction of LAND OWNER NO.2'S BUA shall supersede (or override) any other clause in case of any conflict. LAND OWNER NO.2 and SRPL will mutually decide and agree on the methodology and mechanism to be adopted and followed for determining such tax liability. SRPL shall be responsible for all compliances in relation to GST, etc.
- 9.20. The stamp duty and registration charges in respect of this Agreement, SRPL GPA, any document(s) to be executed in relation to migration of Plotted Licence to DDJAY Licence and Change in Beneficial Interest Permission, with respect to Collaboration Land, shall be borne and paid by SRPL. The Parties will make best efforts for registration of this Agreement on the ExecutionDate or such other timelines as may be indicated by SRPL.

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- 9.21. This Agreement and the SRPL GPA supersedes all earlier understandings, heads of terms, deeds, documents, etc. whatsoever written, oral or otherwise between the Parties.
- 9.22. Any stamp duty implications/demands/charges payable on the Land Owners-LAND OWNER NO.2 Development Agreements shall be the sole liability of the Land Owners without any recourse to SRPL.
- 9.23. If any tax is required to be deducted on any amount payable by SRPL to LAND OWNER NO.2, the same shall be mutually discussed in an efficient manner.
- 9.24. For the avoidance of doubt, it is hereby clarified that any proceeds received in the Escrow Account from allottees in relation to sale of LAND OWNER NO.2's BUA shall always be the income and/or property of LAND OWNER NO.2. Payment of any amount there from to SRPL shall be counted towards refund of IFRSD. Any excess amounts received by SRPL over and above the amount of IFRSD shall be refunded by SRPL to LAND OWNER NO.2 in the manner as provided for in Clause 5.14.
- 9.25. In the event of termination of this Agreement due to what so ever reasons including but not limited as set out in Clause 5.9 (in relation to Said Land-II) & Clause 5.11 (in relation to Said Land-I) or in any event the amount of IFRSD has to be returned by LAND OWNER NO.2 to SRPL, LAND OWNER NO.2 shall have the right but not an obligation to repay out of the amount of IFRSD deposited with it, any loan / credit facilities availed by SRPL including all pre-payment charges, interest, penal interest, etc., and which loan / credit facility has / have been secured as detailed in Clause 3.6 above as well as any refunds/claims of customers, vendors, contractors, etc. and refund the balance amount of IFRSD to SRPL in accordance of Clause 5.9&Clause 5.11, as the case may be.
- 9.26. Renewal fees for Licence outstanding for the Larger Land including the Collaboration Land till the date of receipt of the DDJAY Licence shall be paid by LAND OWNER NO.2/Land Owners, thereafter LAND OWNER NO.2 shall pay such renewal fees for Larger Land except the Said Land-I/ Said Land-II/Collaboration Land for which SRPL shall pay in the same proportion as such renewal fees is payable for the rest of the Larger Land. However if DDJAY Licence is granted for the Said Land-I/ Said Land-II/Collaboration Land

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Collaboration Land, renewal fees, as applicable, for such DDJAY Licence shall be paid by SRPL.

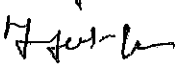
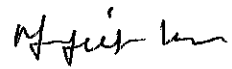
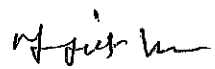

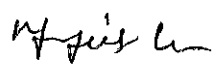
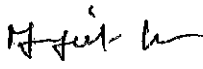
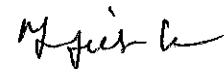
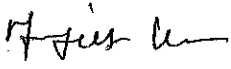
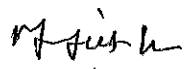
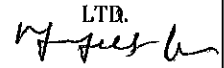
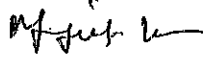
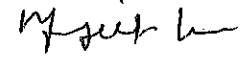
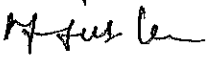
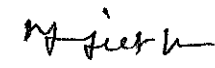
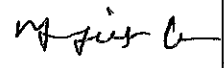
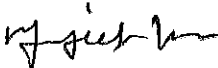
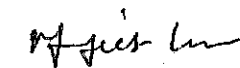
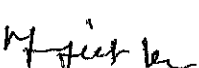

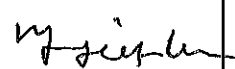
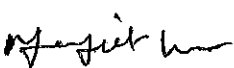
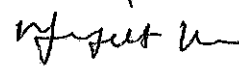

- 9.27. Subject to the terms of this Agreement, SRPL shall at least construct twice the Saleable BUA equivalent to LAND OWNER NO.2'S BUA, as applicable for Said Land-I and Said Land-II, in accordance with Clause 4.1(i).
- 9.28. In the event IIFL for takeover of IIFL Loan by SRPL or any of its Affiliate, requires any assistance in the form of any document, etc. from LAND OWNER NO.2, LAND OWNER NO.2 will provide the same provided no liability is fastened on LAND OWNER NO.2 or any Land Owners and that the liability of LAND OWNER NO.2 to close the IIFL Loan is limited to principle amount of IIFL Loan and normal interest thereon. It being clarified that in no event LAND OWNER NO.2 shall pay or be liable to pay any prepayment charges, penal/default interest or any fees in respect of the IIFL Loan or its takeover by SRPL/Associate of SRPL.

10. REPRESENTATIONS AND WARRANTIES

- 10.1. Each of the Parties hereby represents warrants and undertakes to the other Party that:

10.1.1. It has the full power and authority to enter into, execute and deliver this Agreement and any other deeds, documents or agreements, including SRPL GPA, and consents, contemplated hereunder or pursuant hereto (the "Other Documents"). The Other Documents will form an integral part of the understanding recorded in this Agreement, and the Parties will at all times comply with the terms and conditions of the same.

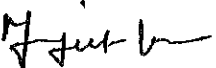
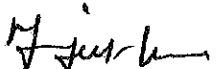


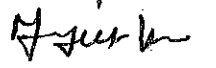



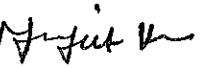

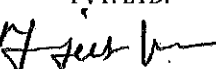
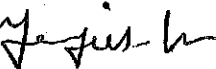

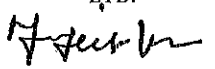
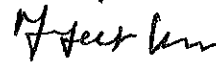
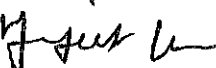
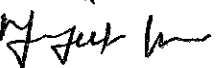

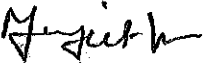
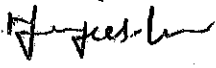
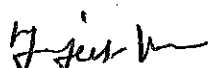
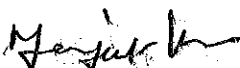

10.1.2. the execution and delivery of this Agreement and Other Documents and the performance of the transaction contemplated herein and under Other Documents has been duly authorised by all necessary corporate or other action of the Party; the execution, delivery and performance of this Agreement or any Other Documents by such Party and the consummation of the transaction contemplated hereunder or under any Other Document shall not: (i) conflict with or result in any breach or violation of any of the terms and

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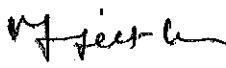
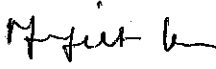
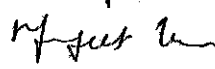
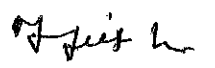
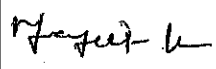
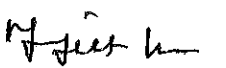
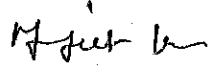

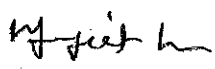
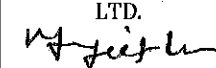
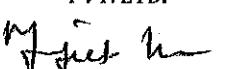
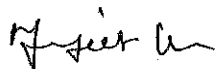
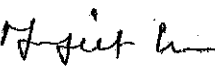
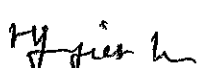
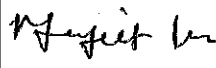
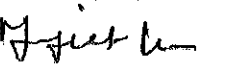
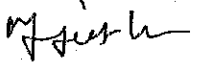
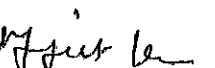
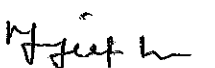
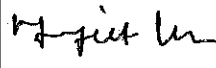
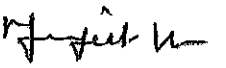
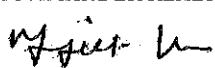
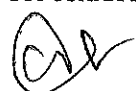
conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound, except as disclosed; (ii) violate any order, judgment or decree against; (iii) conflict with or result in any breach or violation of any of the Applicable Laws by such Party.

10.2. The Land Owners, Lead Company and LAND OWNER NO.2 represent warrant and undertake to SRPL, that:

- (i) The Land Owners have purchased the Collaboration Land pursuant to duly registered sale deeds and the Collaboration Land has been duly mutated in their respective names in the revenue records and is the recorded owners of the Collaboration Land as per the relevant revenue records described in Annexure-II).
- (ii) There are no easementary rights, over any part of the Collaboration Land;
- (iii) LAND OWNER NO.2 is in possession of the Collaboration Land;
- (iv) LAND OWNER NO.2 shall be responsible for the LAND OWNER NO.2's Costs and spend/incur the same in a timely manner;
- (v) LAND OWNER NO.2, Lead Company and the Land Owners shall not interfere with the SRPL Rights and with the performance by SRPL of the SRPL Obligations;

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- (vi) All information in relation to the transaction contemplated herein which would be material to SRPL for the purposes of entering into this Agreement, and consummating the transaction contemplated herein, as is available and known to LAND OWNER NO.2 / the Land Owners / Lead Company, has been made available and disclosed to SRPL and continues to be, true, complete and accurate in all respects and not misleading in any manner.
- (vii) The Collaboration Land has a proper access through an existing motorable sector road having a width of 24 meters (with an additional 12 meter wide service road).
- (viii) The Collaboration Land is vacant and shall ensure that the same remains vacant from the Execution Date till the Effective Date.
- (ix) LAND OWNER NO.2 possesses development rights on the Collaboration Land by and under duly executed documents and authorisations executed between LAND OWNER NO.2 and the Land Owners.
- (x) LAND OWNER NO.2 has legally valid entitlement to the development rights thereof, which are free from any claims, challenges or illegality.
- (xi) To the best of the knowledge of LAND OWNER NO.2/ Lead Company/Land Owners there are no pending or threatened litigations(including any appellate proceedings), arbitrations, suits, on the Collaboration Land which may have an impact on the Project or over the Collaboration Lands, except the CBI Investigation.
- (xii) The Land Owners or the Lead Company have not issued any power of attorney(s) or any other authority, oral or otherwise empowering any other person(s) to deal with Collaboration Land or any part thereof, for any purpose, except as is required for purchase, execution of sale deed and the development agreement, obtaining Plotted License/DDJAY Licence with respect to the land owned by such respective Land Owners or held by the Lead Company and matters related/incidental thereto;
- (xiii) The Land Owners, Lead Company and LAND OWNER NO.2 shall not create any

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Encumbrance or any third party rights on the Collaboration Land on and after the Effective Date, except as provided herein;

- (xiv) The Land Owners, Lead Company and LAND OWNER NO.2 have not created any Encumbrance or any third party rights on the Collaboration Land on and after the purchase of the same/entering into collaboration/exchange of part of the Collaboration Land.

10.3. SRPL represents, warrants and undertakes to LAND OWNER NO.2, that:

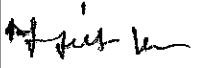
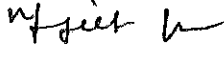
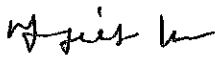
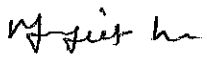
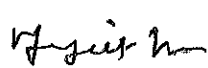
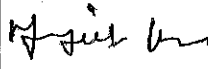
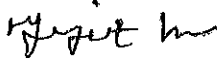
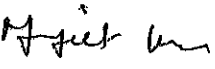
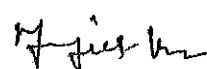
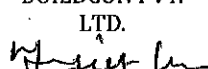

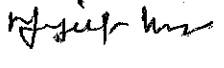
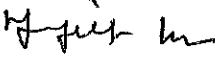

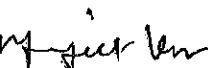
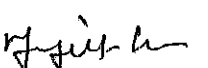
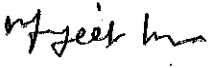
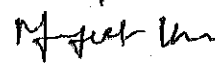
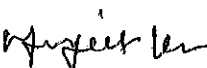
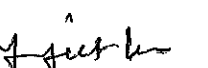
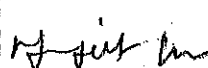
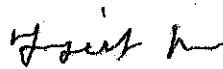
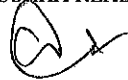
- (i) SRPL shall be responsible for the SRPL Obligations and shall discharge the same diligently and in a timely manner;
- (ii) SRPL shall be responsible for the SRPL's Costs and spend/incur the same in a timely manner;
- (iii) SRPL shall not interfere with the LAND OWNER NO.2 Rights;
- (iv) SRPL shall comply with all Applicable Laws and all terms and conditions of the DDJAY License/and other Approvals, if obtained or to be obtained from time to time, so as to ensure smooth completion of the Project on the Said Land-I/ Said Land-II/Collaboration Land by SRPL and ensure that it is not in default in complying with any of the terms or conditions thereof so far as they relate to the Said Land-I/ Said Land-II/Collaboration Land or of the terms or conditions of the Change in Beneficial Interest Policy;

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BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
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REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHICAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

- (v) SRPL shall commence development of the Project no later than 6(six) months from the date of receipt of Change in Beneficial Interest Permission in its favor with respect to the Said Land-I/ Said Land-II/Collaboration Land and complete the Project and hand over the possession of LAND OWNER NO.2 BUA to LAND OWNER NO.2/allottees within the time period as per the RERA registration of the Project.
- (vi) SRPL shall not do any act, deed or thing that would breach any term or condition of any of the Plotted Licence as detailed in Recital D and/or prejudice any right, entitlement of LAND OWNER NO.2/Land Owners/Lead Company over the Larger Land and/or the development, and construction over the Larger Land and/or sale of plots/floors/apartments/houses/units/commercial spaces thereof.
- (vii) SRPL shall deal with the allottees of LAND OWNER NO.2 BUA with respect to any complaint on period of delivery, quality of construction, finishes, Project Facilities, specifications, etc.
- (viii) SRPL shall pay Infrastructure Augmentation Charges to DTCP with respect to the Collaboration Land at the time of Completion Certificate.

10.4. LAND OWNER NO.2 represents and warrants and undertakes to SRPL that:

- (i) the Collaboration Land is a freehold land and change of land use to residential has been duly approved and forms part of the Plotted Licence as on the date of this Agreement, except the Other Land.
- (ii) LAND OWNER NO.2 will duly apply for the renewal of Plotted Licence as and when they fall due, and shall comply with all terms and conditions of the Plotted License. LAND OWNER NO.2 shall make best efforts to obtain the renewal of Plotted License in an expeditious manner.
- (iii) The execution, delivery and performance of this Agreement has been duly

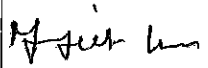
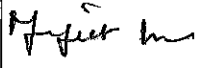
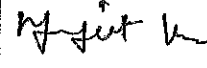
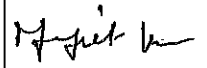
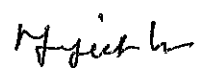
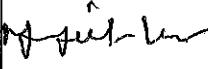
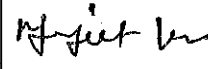
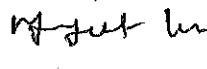
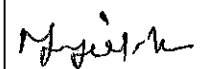
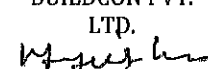

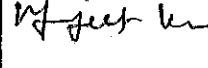
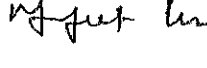
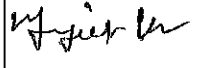
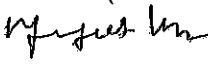
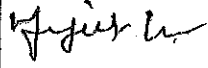

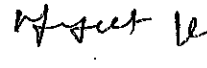
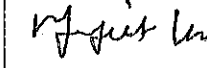
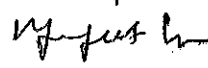
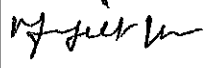
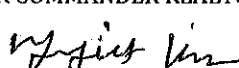
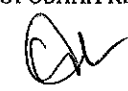
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authorised by all necessary corporate or other action of LAND OWNER NO.2; and the same does not conflict with or result in any breach or violation of its or the Land Owners' incorporation documents.

11. INDEMNIFICATION

11.1. LAND OWNER NO.2, Lead Company and Land Owners shall, jointly and severally, indemnify for all losses, costs, expenses etc. that may be actually and directly suffered / incurred by SRPL under the following events:

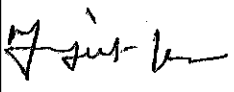
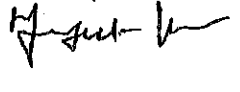
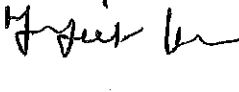
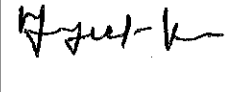

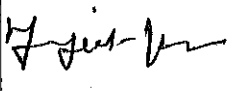
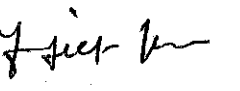

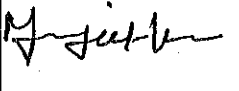
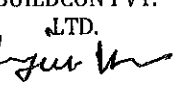
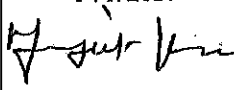
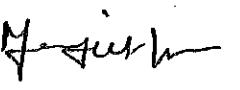
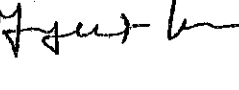
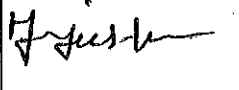

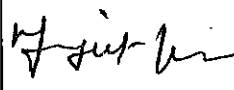
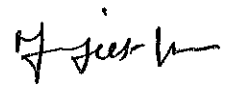

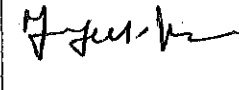
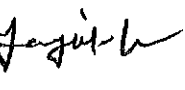

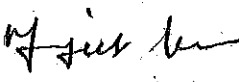

- (i) in the event LAND OWNER NO.2 and/or its transferee/ assignees/nominees in respect of the Collaboration Land and/or the Land Owners are in breach of any of the terms and conditions of the Plotted Licenses or Applicable Law; or
- (ii) due to any encumbrances, mortgage, lien created by LAND OWNER NO.2 / Land Owners and or LAND OWNER NO.2 / Land Owners or LAND OWNER NO.2 / Land Owners and or LAND OWNER NO.2 / Land Owners having entered into any other agreement / arrangement on the Collaboration Land other than as disclosed; or
- (iii) due to any defect in title of Said Land-I coming to the knowledge of LAND OWNER NO.2/ Land Owner/ Lead Company or SRPL prior to expiry of 3 (three) years from the Execution Date; or
- (iv) due to any defect in title of Said Land-II coming to the knowledge of LAND OWNER NO.2/ Land Owner/ Lead Company or SRPL prior to expiry of 3 (three) years from the satisfactory conclusion of the CBI Investigation; or
- (v) if there is any defect, impediment, adverse claim of any nature whatsoever on any right of LAND OWNER NO.2 or the Land Owners under the Land Owners-LAND OWNER NO.2 Development Agreements and/or on the SRPL GPA in respect of the Collaboration Land.

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Provided however the liability of LAND OWNER NO.2, Lead Company and the Land Owners, jointly or severally, to indemnify SRPL under no circumstances including under this clause 11.1 shall exceed the amount of IFRSD actually received by LAND OWNER NO.2, less refunded, if any.

In case only a part of the Collaboration Land is affected, the indemnity shall cover only that part, and the maximum amount of liability shall be proportionately calculated. For the avoidance of doubt, if only a part of the Collaboration Land is defective, however the entire license or project is affected, then LAND OWNER NO.2 shall be liable to indemnify up to the entire indemnity amount. For example if only one acre of the Collaboration Land is effected, the indemnity amount shall be the actual amount of IFRSD received by LAND OWNER NO.2, less refunded, if any, divided by 22.61875 multiplied by 1 and if whole of the Collaboration Land and or whole of the Project over the Collaboration Land is effected the indemnity amount will be the full indemnity amount i.e. the actual amount of IFRSD received by LAND OWNER NO.2, less refunded, if any.

Provided always in the event any amount is paid as indemnity by LAND OWNER NO.2 in terms of this Agreement, the parcel of land comprised in the Collaboration Land or whole of the Collaboration Land, as the case may be, with respect to which the indemnity is paid by LAND OWNER NO.2, the possession of whole of such parcel of land or whole of the Collaboration Land, as the case may be, shall be handed over by SRPL simultaneously on the amount paid by LAND OWNER NO.2 towards such indemnity and the development rights with respect to the same shall stand transferred to LAND OWNER NO.2, without any payment by LAND OWNER NO.2 to SRPL and SRPL shall execute and if required register such documents as may be required for such transfer of development rights as well as for cancellation of Change in Beneficial Permission granted to SRPL and/or transfer of Change in Beneficial Permission in favor of LAND OWNER NO.2. It is agreed between the Parties that the above shall not apply in case the indemnity is paid by LAND OWNER NO.2 on any grounds in 11.1(iii) to 11.1(v) and the underlying act basis which such ground is invoked is attributable to LAND OWNER NO.2, Lead Company, Land Owners, their Affiliates, group companies.

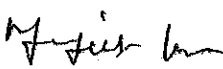

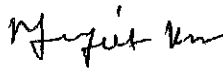
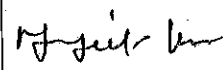
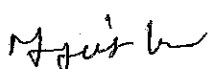
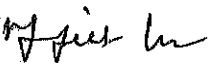
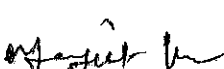
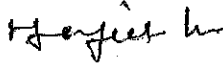
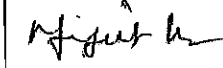
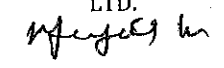
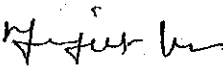
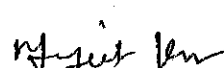
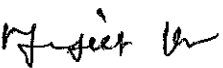
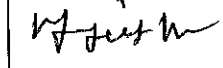
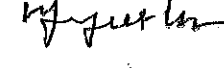
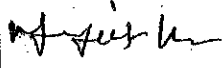
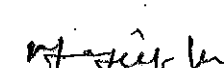
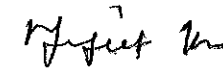
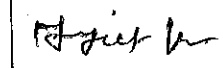
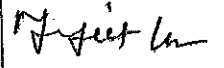
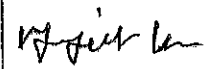
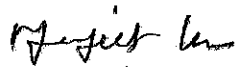

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11.2. SRPL shall indemnify for all losses, costs, expenses etc. that may be suffered / incurred by LAND OWNER NO.2 in the event:

- (a) SRPL is in breach of any of the terms and conditions of the Definitive Documents, layout/building plans or the DDJAY License / Applicable Laws/bye laws/permissions/sanctions so far as they relate to the Collaboration Land, including but not limited with respect to losses caused to LAND OWNER NO.2/Land Owner/Lead Company due to non-compliance with or breach of any provisions of RERA by SRPL;
- (b) Of any claims by any customer regarding any delay in handing over possession of any property comprised in the Project or regarding quality of development, construction, finishes, Project Facilities, specifications, etc. of any of such property;
- (c) Of any claims arising due to any development / construction work carried out by SRPL including but not limited to any non-payment to contractors, workers, consultants, injury/death/accident of any worker/person engaged in the development / construction work and/or of any other person.

Provided always the liability of SRPL, to indemnify the LAND OWNER NO.2 and Land Owners jointly or severally, under no circumstances including under this clause 11.2 shall exceed the actual loss and cost/expense directly suffered/incurred by LAND OWNER NO.2/Land Owners/Lead Company.

11.3. It is agreed that any indemnification under this Agreement shall be made only for the actual loss, damages, etc. which is being claimed by any of the Party and shall have to be proved and supported by documents. It is also agreed between the Parties that in the event of any indemnification claim against the other, such other Party, shall be liable for actual losses and damages suffered and incurred by the Party claiming indemnification without being liable for any interest or additional penalty on such amount or indirect or consequential loss or loss in profit.

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BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHICAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

12. TERM AND TERMINATION

This Agreement shall take effect on the Effective Date and shall remain in force for so long until it is not terminated by either LAND OWNER NO.2 or SRPL in accordance with the terms and conditions hereof.

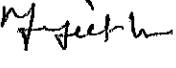
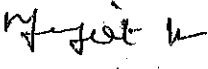
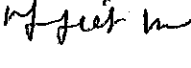
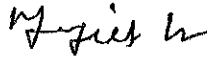
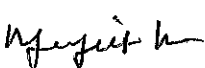
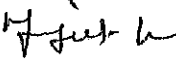
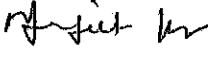
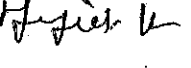
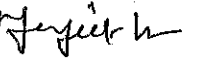
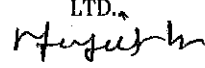
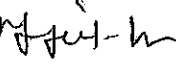

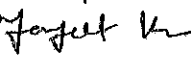
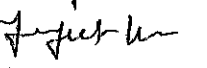
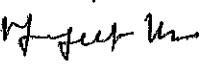
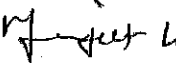
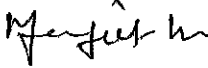
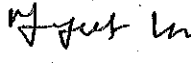
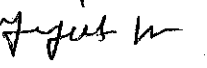

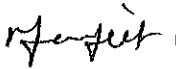
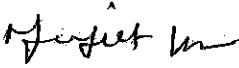

13. ACKNOWLEDGMENT BY THE LAND OWNERS AND THE LEAD COMPANY

The Land Owners and the Lead Company have no objection to the understanding and agreement captured in this Agreement and other understanding arrived at between the Parties by and under this Agreement. Further, the Land Owners and the Lead Company confirm and acknowledge the vesting of SRPL Rights in SRPL and all the representations and warranties made herein in respect of the current status, approvals obtained so far, and the understanding / agreements/ authorisations / Other Documents between the Land Owners and LAND OWNER NO.2. Further, the Land Owners and the Lead Company confirm and acknowledge that they shall sign, execute and register, as may be required by SRPL, all documents including sale / conveyance deed in favour of the allottees / purchasers of the Saleable Area in SRPL's BUA/LAND OWNER NO.2' s BUA.

14. GOVERNING LAW AND DISPUTE RESOLUTION

14.1. The Agreement shall be governed by, and construed in accordance with, laws of India and subject to sub-clause 14.2 below, only the Courts at Delhi and Hon'ble High Court of Delhi at New Delhi shall have exclusive jurisdiction on the matters pertaining to this Agreement.

14.2. In the event of any dispute(s) or difference(s) and /or claim(s) between the Parties arising out of this Agreement or in relation thereto, during the subsistence of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision(s) of this Agreement or regarding any question(s), including the question as to whether the termination of this Agreement by one Party has been legitimate or otherwise, the Parties shall endeavor to settle such dispute(s) amicably. In the event no amicable resolution or settlement is reached between the Parties within a period of thirty (30) days from the date of notice being served by either Party upon the other that a dispute

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

or difference has arisen, such dispute or difference shall be referred to the arbitration of a sole arbitrator to be appointed mutually by the Parties herein. In the event the Parties fail to appoint a sole arbitrator within 30 days, the matter shall be referred to a panel of three (3) arbitrators, wherein Land Owners, Lead Company and LAND OWNER NO.2 shall appoint one arbitrator and SRPL shall appoint the second arbitrator and the 3rd arbitrator (being the presiding arbitrator) shall be appointed by the two arbitrators so appointed by the Parties. The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations pursuant to this Agreement to the extent the same can be performed. The arbitration proceedings shall be as per the provisions of the Indian Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereto for the time being in force.

- 14.3. The arbitration award shall be final and binding on the Parties hereto. The arbitrator(s) shall be entitled to give interim awards and directions, which shall be binding on the Parties. The language of arbitration proceedings shall be English. The venue and seat of arbitration proceedings shall be New Delhi at a location as per choice of the arbitrator(s) so appointed. Nothing shall preclude a Party to this Agreement from seeking interim or injunctive relief or both, from the Court having competent jurisdiction to grant the same.
- 14.4. The cost of arbitration proceedings shall be shared equally by the Parties, except that in the event the arbitration is to be conducted by a panel of three arbitrators then (a) the fee of the arbitrators appointed by each party shall be the sole cost of the appointing party, and (b) fee of the 3rd arbitrator (being the presiding arbitrator) shall be shared equally.

15. NOTICES

COMMANDER REALTORS PVT. LTD. <i>Agreed to</i>	IREO PVT. LTD. <i>Agreed to</i>	ADSON SOFTWARE PVT. LTD. <i>Agreed to</i>	ASPIRANT BUILDERS PVT. LTD. <i>Agreed to</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Agreed to</i>
BASE EXPORTS PVT. LTD. <i>Agreed to</i>	BTVS BUILDWELL PVT. LTD. <i>Agreed to</i>	BULLS REALTORS PVT. LTD. <i>Agreed to</i>	BUZZ HOTELS PVT. LTD. <i>Agreed to</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Agreed to</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Agreed to</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Agreed to</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Agreed to</i>	HARD CORE REALTORS PVT. LTD. <i>Agreed to</i>	HI ENERGY REALTORS PVT. LTD. <i>Agreed to</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Agreed to</i>	HIGH STAR BUILDERS PVT. LTD. <i>Agreed to</i>	KSS PROPERTIES PVT. LTD. <i>Agreed to</i>	MASSIF CONBUILD PVT. LTD. <i>Agreed to</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Agreed to</i>
REGAL GREEN LAND PVT. LTD. <i>Agreed to</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Agreed to</i>		SUPOSHAA REALCON PVT. LTD. <i>Agreed to</i>	

- 15.1. Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Agreement shall be given in writing and may be given by e-mail, by personal delivery or by sending the same by courier addressed to the Party concerned at the address stated below and, or any other address subsequently notified to the other Parties for the purposes of this Clause and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery:

(a) If to Land Owners and/or Lead Company and/or LAND OWNER NO.2:

Address : Ireo Campus, Archview Drive,
Ireo City, Golf Course Extension Road,
Gurugram - 122101 Attn

Kind Attn. : Mr. Anupam Nagalia
E-mail: : anupam.nagalia@ireo.in
Phone: : 0124-4755000

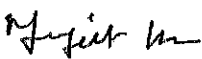
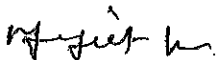
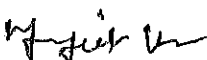
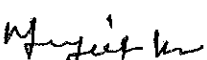
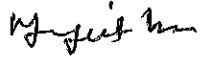
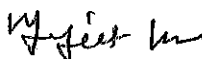
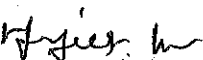
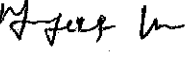
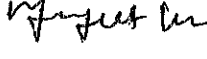
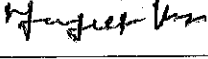
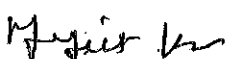

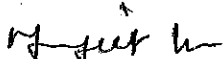
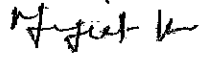
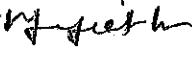

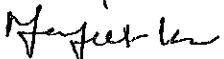
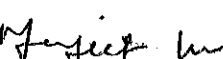

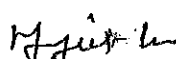
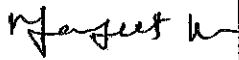


(b) If to SRPL:

Address: : 94, T/F, Triveni Apartment,
Jhilmil Colony, ESI Hospital,
Delhi - 110095

Attn: : Mr. Gaurav Bansal
E-mail: : suposhaarealcon@gmail.com
Phone: : [•]

16. CONFIDENTIALITY

- 16.1. This Agreement, its existence and all information exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement is confidential to them and shall not be disclosed to any third party. The Parties shall hold in strictest confidence,

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, directors, auditors, agents, advisors, consultants and authorized representatives of a Party or its Affiliate, who have been advised of their obligation with respect to the confidential information. The obligations of confidentiality do not extend to information which:

- (i) is disclosed with the prior written consent of the Party who supplied the information;
- (ii) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;
- (iii) is required to be disclosed by a Party or its Affiliate pursuant to Applicable Law or the rules of any relevant stock exchange or is required to be disclosed by any Government or regulatory authority, to such Government or regulatory authority, provided before such disclosure the Party disclosing shall duly inform the other Parties;
- (iv) is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Agreement, after giving prior notice to the other Parties;
- (v) is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information;
- (vi) Marketing / promotion of the Project by SRPL in accordance with its entitlements under this Agreement;

COMMANDER REALTORS PVT. LTD. <i>Agreed</i>	Ireo PVT. LTD. <i>Agreed</i>	ADSON SOFTWARE PVT. LTD. <i>Agreed</i>	ASPIRANT BUILDERS PVT. LTD. <i>Agreed</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Agreed</i>
BASE EXPORTS PVT. LTD. <i>Agreed</i>	BTVS BUILDWELL PVT. LTD. <i>Agreed</i>	BULLS REALTORS PVT. LTD. <i>Agreed</i>	BUZZ HOTELS PVT. LTD. <i>Agreed</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Agreed</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Agreed</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Agreed</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Agreed</i>	HARD CORE REALTORS PVT. LTD. <i>Agreed</i>	HI ENERGY REALTORS PVT. LTD. <i>Agreed</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Agreed</i>	HIGH STAR BUILDERS PVT. LTD. <i>Agreed</i>	KSS PROPERTIES PVT. LTD. <i>Agreed</i>	MASSIF CONBUILD PVT. LTD. <i>Agreed</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Agreed</i>
REGAL GREEN LAND PVT. LTD. <i>Agreed</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Agreed</i>		SUPOSHAA REALCON PVT. LTD. <i>Agreed</i>	

- (vii) is disclosed by SRPL to Lenders / investors / partners / contractors towards development of the Project;

COMMANDER REALTORS PVT. LTD. <i>Refused</i>	Ireo PVT. LTD. <i>Refused</i>	ADSON SOFTWARE PVT. LTD. <i>Refused</i>	ASPIRANT BUILDERS PVT. LTD. <i>Refused</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Refused</i>
BASE EXPORTS PVT. LTD. <i>Refused</i>	BTVS BUILDWELL PVT. LTD. <i>Refused</i>	BULLS REALTORS PVT. LTD. <i>Refused</i>	BUZZ HOTELS PVT. LTD. <i>Refused</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Refused</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Refused</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Refused</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Refused</i>	HARD CORE REALTORS PVT. LTD. <i>Refused</i>	HI ENERGY REALTORS PVT. LTD. <i>Refused</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Refused</i>	HIGH STAR BUILDERS PVT. LTD. <i>Refused</i>	KSS PROPERTIES PVT. LTD. <i>Refused</i>	MASSIF CONBUILD PVT. LTD. <i>Refused</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Refused</i>
REGAL GREEN LAND PVT. LTD. <i>Refused</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHICAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Refused</i>		SUPOSHAA REALCON PVT. LTD. <i>Refused</i>	

(viii) is disclosed to Affiliates.

17. GENERAL

17.1. No Partnership

This Agreement is on a principal-to-principal basis. Nothing contained in this Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons between the Parties hereto. Parties under this Agreement shall be bound for their separate and specific responsibilities, rights, liabilities and obligations and shall be independently entitled to their respective benefits and entitlements as provided under this Agreement.

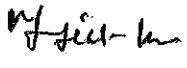
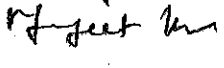
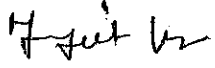

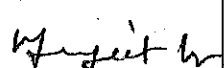
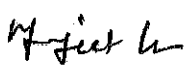
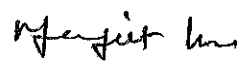
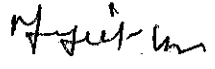
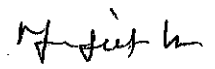
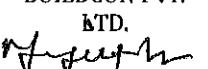
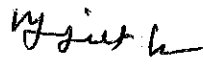
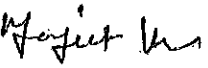
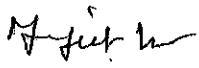
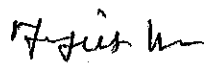
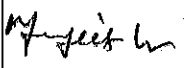
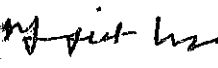
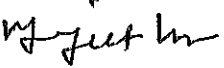
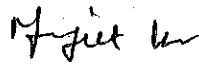
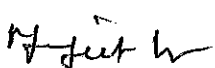
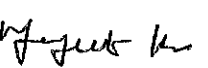
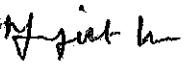
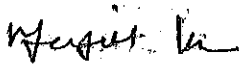
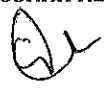
17.2. Transfer / nomination / assignment

SRPL shall at all times be permitted to transfer / assign / nominate its rights, obligations and interest under this Agreement to any of its Affiliate. Such transfer / assignment / nomination can be made by SRPL without the requirement of any intimation to or approval from LAND OWNER NO.2 and Land Owners, SRPL shall intimate the same to LAND OWNER NO.2 within 7 (seven) days of such transfer/ assignment/ nomination. LAND OWNER NO.2 and the Land Owners shall not be entitled to assign their rights and obligations under this Agreement to any third party without the prior written consent of SRPL.

17.3. Waiver

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

17.4. Successors and Assigns

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

This Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.

17.5. Further Acts

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approval of any Government Authority is required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavors to obtain such Approvals.

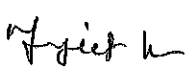
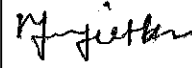
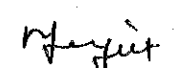
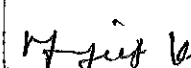
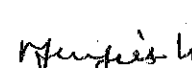
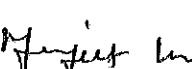
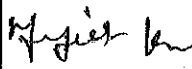
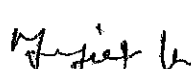
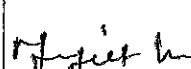
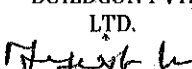
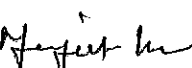

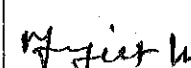
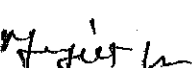
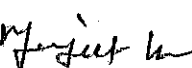

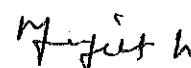
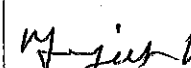

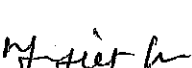
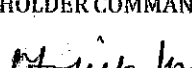

17.6. Authorization

The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

17.7. Supersede all previous understanding, etc.

The Parties hereto have agreed that this Agreement shall supersede all previous understandings/agreements/documents entered into/executed by and between the Parties in relation to the Project or the Collaboration Land and the Parties agree that this Agreement is the final understanding between the Parties in respect thereto.

17.8. That SRPL shall be responsible for compliances of all terms and conditions of license / provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder till the grant of final completion certificate to the colony (in accordance with the said Act/Rules) or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.

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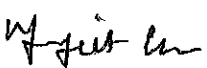
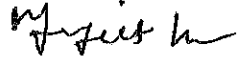
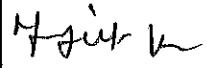
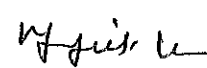

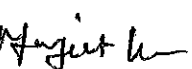
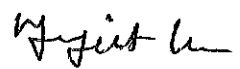
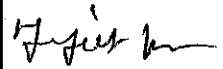
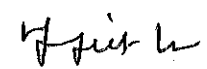
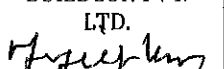
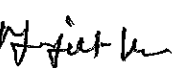
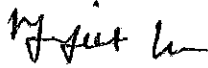
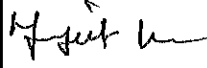
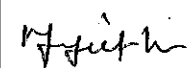
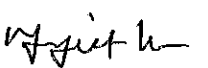
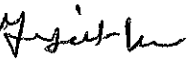
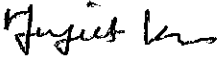
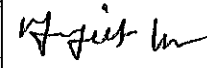
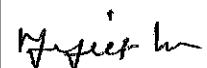

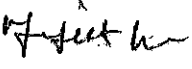
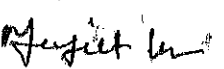
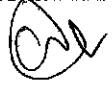
- 17.9. That the Agreement shall be irrevocable and no modification / alteration, etc. in the terms and conditions of such Agreement can be undertaken except after obtaining prior approval of the DTCP, Haryana.

18. SPECIFIC PERFORMANCE OF OBLIGATIONS

The Parties to this Agreement agree that, to the extent permitted under Applicable Law, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party. The Parties acknowledge that any breach of the provisions of this Agreement will cause immediate irreparable harm to the adversely affected party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected Party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent court in the event of any such breach or threatened breach by any other Party. The Parties agree and covenant unequivocally and unconditionally that the affected party shall be entitled to such injunctive relief, specific performance or other equitable remedy. The affected Party, notwithstanding the above rights, shall also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting party. The right of specific performance as provided herein and as may be available under Applicable Law shall be notwithstanding any other right remedy available under Applicable Law or this Agreement.

19. FORCE MAJEURE AND CHANGE OF LAW

- 19.1. Any non-performance or delay in performance by any Party of any of its duties, obligations or responsibilities under this Agreement, shall be excused if, and to the extent that such non-performance or delay in performance is caused by Force Majeure.
- 19.2. "Force Majeure" shall mean the following events and circumstances to the extent that they, or their consequences, have an effect described herein:

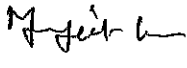
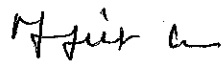
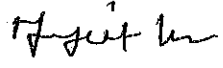
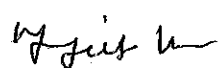
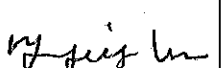

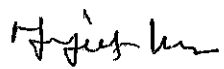
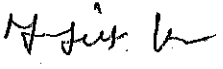
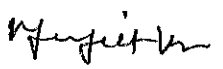
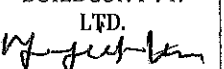

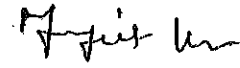
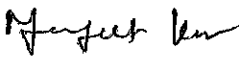
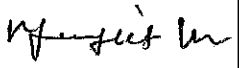
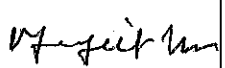

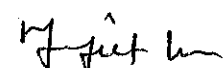
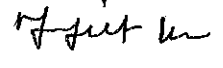
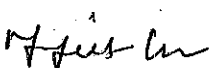
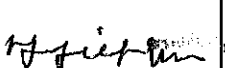
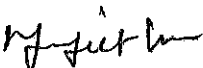
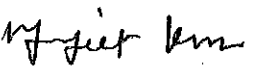
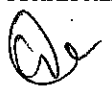
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BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

- (i) acts of God, including without limitation fire, incessant rains, epidemics, pandemics, storms, floods, earthquake or lightning;
- (ii) war, hostilities, terrorist acts, riots, civil commotion or disturbances, change in governmental laws, orders or regulations adversely affecting or preventing due performance by either party of its duties, obligations or responsibilities under this Agreement, embargoes, actions by a government, central or state in India or overseas, or any agency thereof, sabotage, explosions;
- (iii) strikes, lockouts or other concerted industrial action;
- (iv) Covid-19 pandemic and/or any lockdowns enforced by Governmental Authorities in relation thereto;
- (v) Change of any law, rules, regulations,
- (vi) fresh/new law, guidelines, notifications, conditions, policy issued/prescribed by any Government Authorities/DTCP,

20. RECITALS

Recitals shall form an operative part of this Agreement and shall be binding on the Parties.

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COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year first above written.

Signed and delivered for and on behalf of the following Parties, duly represented through their authorized representative:

Name of Party	Name of the Authorized Signatory	Signature
Commander Realtors Pvt. Ltd	Manjeet Kumar	For Commander Realtors Pvt. Ltd. For Ireo Private Limited
Ireo Pvt. Ltd.	Manjeet Kumar	Authorized Signatory For Suposhaa Realcon Private Limited
Suposhaa Realcon Private Limited	Gaurav Bansal	
Adson Software Pvt. Ltd.	Manjeet Kumar	Director/Auth. Signatory For Adson Software Pvt. Ltd.
Aspirant Builders Pvt. Ltd.	Manjeet Kumar	For Aspirant Builders Pvt. Ltd.
Auspicious Infrastructure Pvt. Ltd.	Manjeet Kumar	Auspicious Infrastructure Private Limited
Base Exports Pvt. Ltd.	Manjeet Kumar	For BASE EXPORTS PVT. LTD.
BTVS Buildwell Pvt. Ltd.	Manjeet Kumar	For BTVS Buildwell Pvt. Ltd.

Director/Auth Signatory

COMMANDER REALTORS PVT. LTD.	IREO PVT. LTD.	ADSON SOFTWARE PVT. LTD.	ASPIRANT BUILDERS PVT. LTD.	AUSPICIOUS INFRASTRUCTURE PVT. LTD.
BASE EXPORTS PVT. LTD.	BTVS BUILDWELL PVT. LTD.	BULLS REALTORS PVT. LTD.	BUZZ HOTELS PVT. LTD.	FIVERIVERS BUILDCON PVT. LTD.
FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
HIGH RESPONSIBLE REALTORS PVT. LTD.	HIGH STAR BUILDERS PVT. LTD.	KSS PROPERTIES PVT. LTD.	MASSIF CONBUILD PVT. LTD.	ORNAMENTAL REALTORS PVT. LTD.
REGAL GREEN LAND PVT. LTD.	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD		SUPOSHAA REALCON PVT. LTD.	

Bulls Realtors Pvt. Ltd.	Manjeet Kumar	For Bulls Realtors Pvt Ltd. Mjeet k
Buzz Hotels Pvt. Ltd.	Manjeet Kumar	For BUZZ HOTELS PVT. LTD. Mjeet k
Fiverivers Buildcon Pvt. Ltd.	Manjeet Kumar	For Fiverivers Buildcon Pvt. Ltd. Mjeet k
Fiverivers Developers Pvt. Ltd.	Manjeet Kumar	For Fiverivers Developers Pvt. Ltd. Mjeet k
Fiverivers Township Pvt. Ltd.	Manjeet Kumar	For Fiverivers Township Pvt. Ltd. Mjeet k
Golden View Builders Pvt. Ltd.	Manjeet Kumar	For Golden View Builders Pvt. Ltd. Mjeet k
Hard Core Realtors Pvt. Ltd.	Manjeet Kumar	For Hard Core Realtors Pvt. Ltd. Mjeet k
Hi Energy Realtors Pvt. Ltd.	Manjeet Kumar	For Hi Energy Realtors Pvt. Ltd. Mjeet k
High Responsible Realtors Pvt. Ltd.	Manjeet Kumar	For High Responsible Realtors Pvt. Ltd. Mjeet k
High Star Builders Pvt. Ltd.	Manjeet Kumar	For High Star Builders Pvt. Ltd. Mjeet k
KSS Properties Pvt. Ltd.	Manjeet Kumar	For KSS PROPERTIES PVT. LTD. Mjeet k

Director/Auth. Signatory

COMMANDER REALTORS PVT. LTD. Mjeet k	IREO PVT. LTD. Mjeet k	ADSON SOFTWARE PVT. LTD. Mjeet k	ASPIRANT BUILDERS PVT. LTD. Mjeet k	AUSPICIOUS INFRASTRUCTURE PVT. LTD. Mjeet k
BASE EXPORTS PVT. LTD. Mjeet k	BTVS BUILDWELL PVT. LTD. Mjeet k	BULLS REALTORS PVT. LTD. Mjeet k	BUZZ HOTELS PVT. LTD. Mjeet k	FIVERIVERS BUILDCON PVT. LTD. Mjeet k
FIVERIVERS DEVELOPERS PVT. LTD. Mjeet k	FIVERIVERS TOWNSHIP PVT. LTD. Mjeet k	GOLDEN VIEW BUILDERS PVT. LTD. Mjeet k	HARD CORE REALTORS PVT. LTD. Mjeet k	HI ENERGY REALTORS PVT. LTD. Mjeet k
HIGH RESPONSIBLE REALTORS PVT. LTD. Mjeet k	HIGH STAR BUILDERS PVT. LTD. Mjeet k	KSS PROPERTIES PVT. LTD. Mjeet k	MASSIF CONBUILD PVT. LTD. Mjeet k	ORNAMENTAL REALTORS PVT. LTD. Mjeet k
REGAL GREEN LAND PVT. LTD. Mjeet k	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD Mjeet k		SUPOSHAA REALCON PVT. LTD. Mjeet k	

Massif Conbuild Pvt. Ltd.	Manjeet Kumar	<i>For Massif Conbuild Pvt. Ltd.</i> <i>Manjeet Kumar</i> Director/Auth. Signatory
Ornamental Realtors Pvt. Ltd.	Manjeet Kumar	<i>Ornamental Realtors Private Limited</i> <i>Manjeet Kumar</i>
Regal Green Lands Pvt. Ltd.	Manjeet Kumar	<i>For Regal Green Lands Pvt. Ltd.</i> <i>Manjeet Kumar</i>
Nathi adopt. Makhan, Attar Singh, Rajpal s/o. Medan, Kesar Singh s/o. Bhikah Singh through GPA Holder Commander Realtors Pvt. Ltd	Manjeet Kumar	<i>For Commander Realtors Pvt. Ltd.</i> <i>Manjeet Kumar</i> Authorised Signatory

WITNESSES

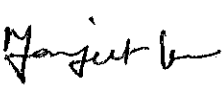
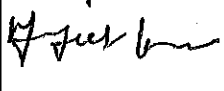
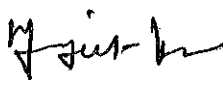

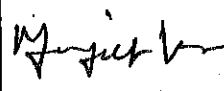
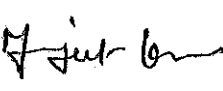
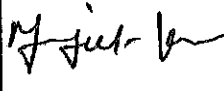
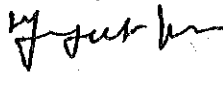
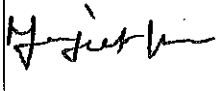

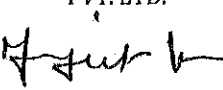
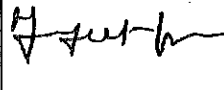
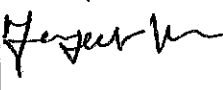
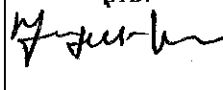
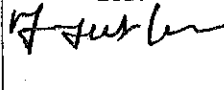
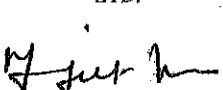
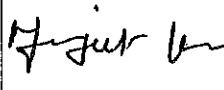
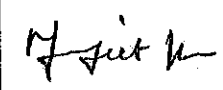
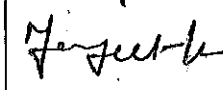

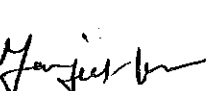
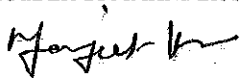

1.

2.

COMMANDER REALTORS PVT. LTD. <i>Manjeet Kumar</i>	IREO PVT. LTD. <i>Manjeet Kumar</i>	ADSON SOFTWARE PVT. LTD. <i>Manjeet Kumar</i>	ASPIRANT BUILDERS PVT. LTD. <i>Manjeet Kumar</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Manjeet Kumar</i>
BASE EXPORTS PVT. LTD. <i>Manjeet Kumar</i>	BTVS BUILDWELL PVT. LTD. <i>Manjeet Kumar</i>	BULLS REALTORS PVT. LTD. <i>Manjeet Kumar</i>	BUZZ HOTELS PVT. LTD. <i>Manjeet Kumar</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Manjeet Kumar</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Manjeet Kumar</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Manjeet Kumar</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Manjeet Kumar</i>	HARD CORE REALTORS PVT. LTD. <i>Manjeet Kumar</i>	HI ENERGY REALTORS PVT. LTD. <i>Manjeet Kumar</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Manjeet Kumar</i>	HIGH STAR BUILDERS PVT. LTD. <i>Manjeet Kumar</i>	KSS PROPERTIES PVT. LTD. <i>Manjeet Kumar</i>	MASSIF CONBUILD PVT. LTD. <i>Manjeet Kumar</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Manjeet Kumar</i>
REGAL GREEN LAND PVT. LTD. <i>Manjeet Kumar</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Manjeet Kumar</i>		SUPOSHAA REALCON PVT. LTD. <i>Manjeet Kumar</i>	

SCHEDULE-I-A
DETAIL OF THE LAND OWNERS - COLLABORATION LAND

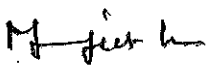
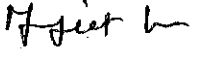
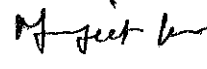
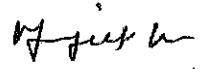
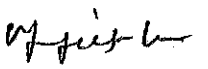
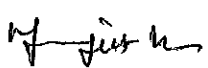
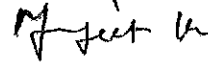
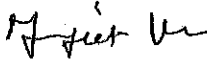
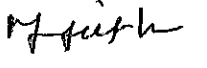
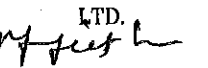
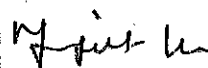
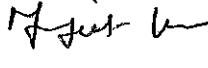
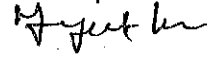

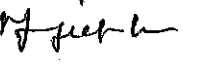
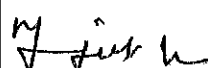
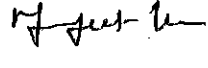
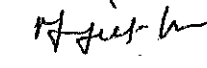
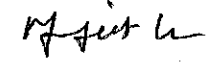
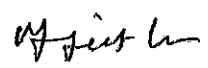
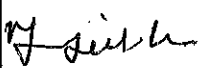
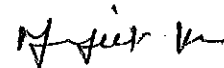

Sr. No.	Company Name	Licence No. 63/2009	Licence No. 107/2010	Licence No. 60/2012	Licence No. 26 of 2009	Other Land	G. Total
		Acres	Acres	Acres	Acres	Acres	Acres
1	Adson Software Pvt. Ltd.				0.25625		0.2563
2	Auspicious Infrastructure Pvt. Ltd.	4.2188	0.25		0.16923	0.05625	4.6942
3	Bulls Realtors Pvt. Ltd.					0.16341	0.1634
4	Buzz Hotels Pvt. Ltd.	1.5875					1.5875
5	Commander Realtors Pvt. Ltd.	5.65784	1.9921875	1.39375		1.08339	10.1272
6	High Responsible Realtors Pvt. Ltd.					0.37078	0.3708
7	Hi-Energy Realtors Pvt.	1.50466				0.27919	1.7838
8	High Star Builders Pvt. Ltd.				0.90538	0.03918	0.9446
9	Ireo Pvt. Ltd.	0.281				0.11085	0.3921
10	Ornamental Realtors Pvt. Ltd.				0.3004		0.3004
11	Regal Green Lands Pvt. Ltd.	0.66875	0.6250			0.41570	1.7094
12	Five Rivers Buildcon Pvt. Ltd.			0.025			0.0250
13	Nathi adopt. Makhan, Attar singh, Rajpal Ss/o. Medan, Kesar singh S/o. Bhikah singh		0.2641				0.2641
	Total	13.9188	3.13125	1.41875	1.63125	2.51875	22.61875

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	


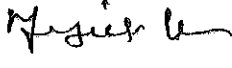
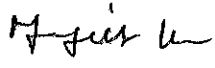
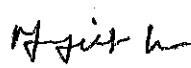
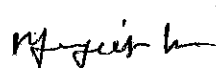
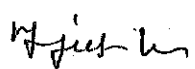

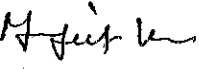
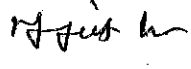
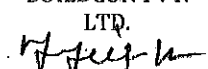
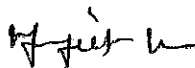
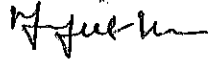
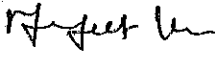
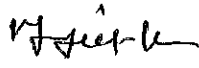
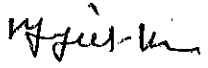

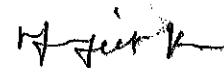
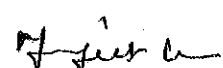
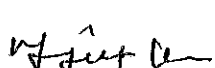
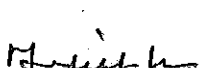
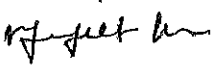
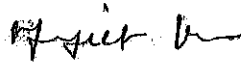
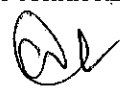
SCHEDULE-I-B

NAME OF THE LAND OWNERS - LARGER LAND (License No. 26, 63 and 107)

Sr.No.	Land Owner Name
1	Adson Software Pvt. Ltd.
2	Aspirant Builders Pvt. Ltd.
3	Auspicious Infrastructure Pvt. Ltd.
4	Base Exports Pvt. Ltd.
5	BTVS Buildwell Pvt. Ltd.
6	Bulls Realtors Pvt. Ltd.
7	Buzz Hotels Pvt. Ltd.
8	Commander Realtors Pvt. Ltd.
9	Fiverivers Buildcon Pvt. Ltd.
10	Fiverivers Developers Pvt. Ltd.
11	Fiverivers Township Pvt. Ltd.
12	Golden View Builders Pvt. Ltd.
13	Hard Core Realtors Pvt. Ltd.
14	Hi Energy Realtors Pvt. Ltd.
15	High Responsible Realtors Pvt. Ltd.
16	High Star Builders Pvt. Ltd.
17	Ireo Pvt. Ltd.

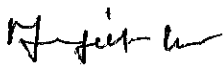

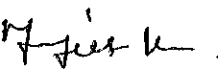
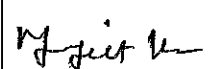
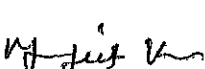
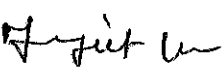
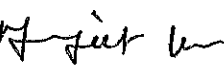
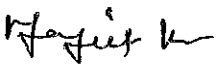
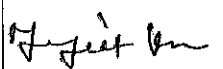
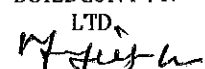
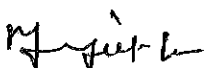
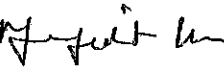
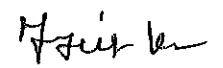
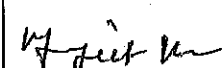
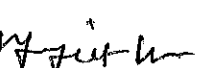
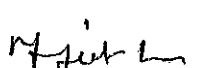
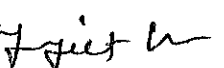
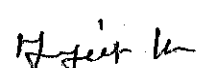
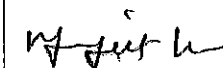
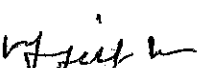
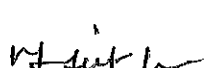
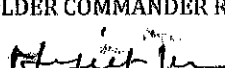
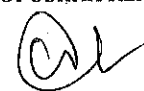
COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
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FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 	SUPOSHAA REALCON PVT. LTD. 		

18	KSS Properties Pvt. Ltd.
19	Massif Conbuild Pvt. Ltd.
20	Ornamental Realtors Pvt. Ltd.
21	Regal Green Lands Pvt. Ltd.
Collaborators name	
1	Nathi Adopted S/o Makhan
2	Attar Singh S/o Medan
3	Rajpal S/o Medan
4	Kesar Singh S/o Bhikharam

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Schedule-II
Part-A
(Land schedule of Scheduled Land)

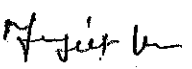
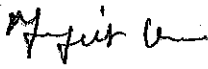
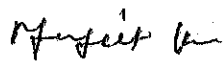
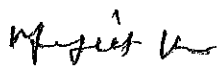
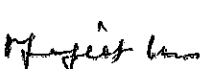
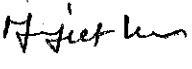
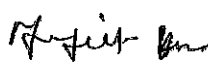
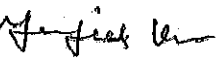
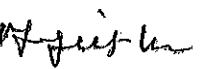
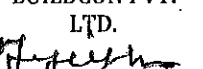
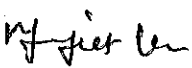
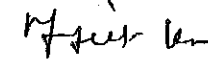
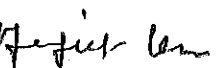
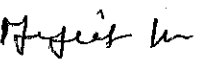
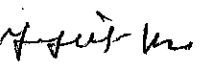
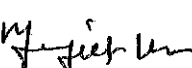
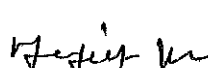
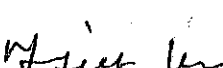
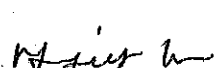
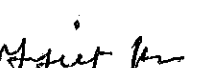
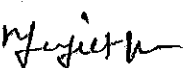
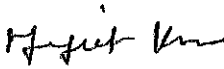
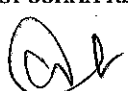
Sr. No	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Auspicious Infrastructure Pvt. Ltd.						
	Ullawas	10	15/1	1	14	1	3
			16	8	0	8	0
			17	8	18	8	18
			25/1/1/1	2	3	1	14
		11	11	6	8	1	5
			12	1	17	0	10
			19	2	4	2	4
			20	7	8	7	8
			Total			28	62
			Acres			3.8875	
2	Land owned by Auspicious Infrastructure Pvt. Ltd. (53/160 Share) Regal Green Lands Pvt. Ltd. (107/160 Share).						
	Ullawas	10	18	8	0	8	0
			Total			8	0
					Acres	1	
3	Land owned by Commander Realtors Pvt. Ltd.						
	Ullawas	9	16	8	0	8	0
		10	11Min	0	1	0	1
			20	7	8	7	8
		11	14	7	10	3	2
			15	8	19	6	1

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			16	8	0	8	0
			17	8	0	8	0
			24	8	0	8	0
			25	8	0	8	0
	12		21/1	6	10	6	10
			22/1	4	13	4	13
			Total			66	35
					Acres	8.469	
4	Land owned by HiEnergy Realtors Pvt. Ltd.(360/483 Share), Commander Realtors Pvt. Ltd. (123/483 Share),						
	Ullawas	11	18	8	2	8	2
			23	8	1	8	1
			Total			16	3
			Acres			2.01875	
5	Land owned by Buzz Hotels Pvt. Ltd.						
	Ullawas	12	19	3	9	3	9
			20	9	5	9	5
			Total			12	14
			Acres			1.5875	
6	Land owned by High Star Builders Pvt. Ltd. (642/975 Share), Auspicious Infrastructure Pvt. Ltd (120/975 Share) & Ornamental Realtors Pvt. Ltd. (213/975 Share).						
	Ullawas	12	11/1	1	8	1	8
			12	9	12	9	12
			Total			10	20
			Acres			1.375	
7	Land owned by Adson Software Pvt. Ltd.						
	Ullawas	12	10	7	4	1	5

COMMANDER REALTORS PVT. LTD. <i>[Signature]</i>	IREO PVT. LTD. <i>[Signature]</i>	ADSON SOFTWARE PVT. LTD. <i>[Signature]</i>	ASPIRANT BUILDERS PVT. LTD. <i>[Signature]</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>[Signature]</i>
BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>[Signature]</i>	HIGH STAR BUILDERS PVT. LTD. <i>[Signature]</i>	KSS PROPERTIES PVT. LTD. <i>[Signature]</i>	MASSIF CONBUILD PVT. LTD. <i>[Signature]</i>	ORNAMENTAL REALTORS PVT. LTD. <i>[Signature]</i>
REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

			11/2	0	16	0	16
			Total			1	21
		Acres				0.25625	
8	Land owned by Auspicious Infrastructure Pvt. Ltd. (40/140 Share) Regal Green Lands Pvt. Ltd. (100/140 Share).						
	Ullawas	10	19/1	7	0	7	0
			Total			7	0
					Acres	0.875	
9	Land owned by Sh. Nathi adopt. Makhan (101/267 Share), Attar Singh , Rajpal Singh s/o. Medan (102/267 Share), Kesar Singh S/o. Bhikah Singh (64/267 Share)						
	Ullawas	10	12	7	7	1	7
			Total			1	7
					Acres	0.16875	
10	Land owned by Attar Singh S/o. Medan (1/4 Share) Commander Realtors Pvt. Ltd.(3/4 Share)						
	Ullawas	10	13/2	3	10	0	13
			Total			0	13
					Acres	0.08125	
11	Land owned by Sh. Rajpal S/o. Sh. Medan						
	Ullawas	10	13/1	3	6	0	12
			Total			0	12
					Acres	0.0750	
12	Land owned by Ireo Pvt. Ltd.						
	Ullawas	10	10	7	8	0	3

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

			11min	6	15	2	2
			Total			2	5
			Acres			0.28125	
13	Land owned by Fiverivers Buildcon Pvt. Ltd.						
	Ullawas	12	23/1/1	0	4	0	4
			Total			0	4
			Acres			0.02500	
G. Total						20.10000	Acres

COMMANDER REALTORS PVT. LTD. <i>Object in</i>	IREO PVT. LTD. <i>Object in</i>	ADSON SOFTWARE PVT. LTD. <i>Object in</i>	ASPIRANT BUILDERS PVT. LTD. <i>Object in</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Object in</i>
BASE EXPORTS PVT. LTD. <i>Object in</i>	BTVS BUILDWELL PVT. LTD. <i>Object in</i>	BULLS REALTORS PVT. LTD. <i>Object in</i>	BUZZ HOTELS PVT. LTD. <i>Object in</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Object in</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Object in</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Object in</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Object in</i>	HARD CORE REALTORS PVT. LTD. <i>Object in</i>	HI ENERGY REALTORS PVT. LTD. <i>Object in</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Object in</i>	HIGH STAR BUILDERS PVT. LTD. <i>Object in</i>	KSS PROPERTIES PVT. LTD. <i>Object in</i>	MASSIF CONBUILD PVT. LTD. <i>Object in</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Object in</i>
REGAL GREEN LAND PVT. LTD. <i>Object in</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Object in</i>		SUPOSHAA REALCON PVT. LTD. <i>Object in</i>	

SCHEDULE-II
PART-B
(Land Schedule of Other Land)

Sr. No	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Auspicious Infrastructure Pvt. Ltd.						
	Ullawas	10	25/1/1/1	2	3	0	9
			Total			0	9
			Acres			0.0563	
2	Land owned by Commander Realtors Pvt. Ltd. (1125/2276), Ireo Pvt. Ltd. (116/2276), Regal Green Lands Pvt. Ltd. (435/2276), High Star Builders Pvt. Ltd. (41/2276 Share), High Responsible Realtors Pvt. Ltd. (388/2276), & Bulls Realtors Pvt. Ltd. (171/2276). Share						
	Ullawas		68/2/1	4	6	1	2
			68/2/4	3	10	3	3
			68/2/8	21	12	11	12
			323/1-3/3	1	14	1	9
			322/2	0	6	0	2
			Total			16	28
					Acres	2.175	

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD.
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD.
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD.
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD.
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

3	Land owned by HiEnergy Realtors Pvt. Ltd. (168/173 Share),Commander Realtors Pvt. Ltd. (5/173 Share),						
	Behrampur	17	9/2	5	1	2	4
			13/1/1	0	2	0	2
			Total			2	6
			Acres			0.2875	
G. Total						2.5188	Acres

Schedule-II
Part-C
(Land schedule of Collaboration Land)

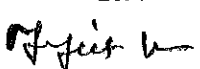
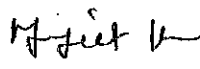
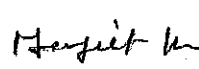
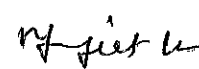
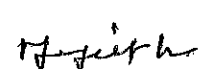
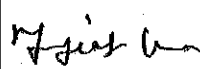
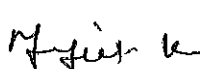
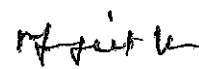
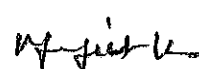
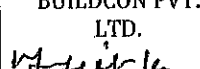
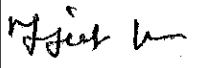
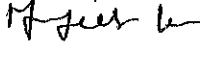
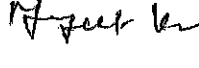
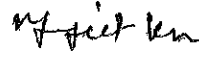
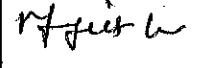
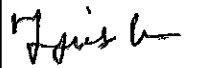
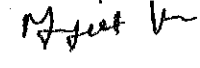

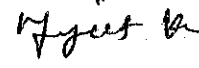
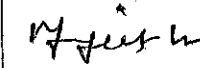
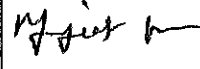
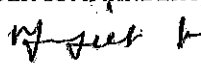

Sr. No	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Auspicious Infrastructure Pvt. Ltd.						
	Ullawas	10	15/1	1	14	1	3
			16	8	0	8	0
			17	8	18	8	18
			25/1/1/1	2	3	1	14
			25/1/1/1	2	3	0	9
		11	11	6	8	1	5
			12	1	17	0	10
			19	2	4	2	4
			20	7	8	7	8
			Total			28	71
			Acres				3.9438

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD.
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD.
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD.
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD.
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

2	Land owned by Auspicious Infrastructure Pvt. Ltd. (53/160 Share) Regal Green Lands Pvt. Ltd. (107/160 Share).						
	Ullawas	10	18	8	0	8	0
			Total			8	0
					Acres	1	
3	Land owned by Commander Realtors Pvt. Ltd.						
	Ullawas	9	16	8	0	8	0
		10	11Min	0	1	0	1
			20	7	8	7	8
		11	14	7	10	3	2
			15	8	19	6	1
			16	8	0	8	0
			17	8	0	8	0
			24	8	0	8	0
			25	8	0	8	0
		12	21/1	6	10	6	10
			22/1	4	13	4	13
			Total			66	35
					Acres	8.469	
4	Land owned by HiEnergy Realtors Pvt. Ltd.(360/483 Share), Commander Realtors Pvt. Ltd. (123/483 Share).						
	Ullawas	11	18	8	2	8	2
			23	8	1	8	1
			Total			16	3

COMMANDER REALTORS PVT. LTD. <i>M. J. S. K.</i>	IREO PVT. LTD. <i>M. J. S. K.</i>	ADSON SOFTWARE PVT. LTD. <i>M. J. S. K.</i>	ASPIRANT BUILDERS PVT. LTD. <i>M. J. S. K.</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>M. J. S. K.</i>
BASE EXPORTS PVT. LTD. <i>M. J. S. K.</i>	BTVS BUILDWELL PVT. LTD. <i>M. J. S. K.</i>	BULLS REALTORS PVT. LTD. <i>M. J. S. K.</i>	BUZZ HOTELS PVT. LTD. <i>M. J. S. K.</i>	FIVERIVERS BUILDCON PVT. LTD. <i>M. J. S. K.</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>M. J. S. K.</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>M. J. S. K.</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>M. J. S. K.</i>	HARD CORE REALTORS PVT. LTD. <i>M. J. S. K.</i>	HI ENERGY REALTORS PVT. LTD. <i>M. J. S. K.</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>M. J. S. K.</i>	HIGH STAR BUILDERS PVT. LTD. <i>M. J. S. K.</i>	KSS PROPERTIES PVT. LTD. <i>M. J. S. K.</i>	MASSIF CONBUILD PVT. LTD. <i>M. J. S. K.</i>	ORNAMENTAL REALTORS PVT. LTD. <i>M. J. S. K.</i>
REGAL GREEN LAND PVT. LTD. <i>M. J. S. K.</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>M. J. S. K.</i>		SUPOSHAA REALCON PVT. LTD. <i>(Signature)</i>	

			Acres			2.01875	
5	Land owned by Buzz Hotels Pvt. Ltd.						
	Ullawas	12	19	3	9	3	9
			20	9	5	9	5
			Total			12	14
			Acres			1.5875	
6	Land owned by High Star Builders Pvt. Ltd. (642/975 Share), Auspicious Infrastructure Pvt. Ltd (120/975 Share) & Ornamental Realtors Pvt. Ltd. (213/975 Share).						
	Ullawas	12	11/1	1	8	1	8
			12	9	12	9	12
			Total			10	20
			Acres			1.375	
7	Land owned by Adson Software Pvt. Ltd.						
	Ullawas	12	10	7	4	1	5
			11/2	0	16	0	16
			Total			1	21
			Acres			0.25625	
8	Land owned by Auspicious Infrastructure Pvt. Ltd. (40/140 Share) Regal Green Lands Pvt. Ltd. (100/140 Share).						
	Ullawas	10	19/1	7	0	7	0
			Total			7	0
					Acres	0.875	

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
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REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

9	Land owned by Sh. Nathi adopt. Makhan (101/267 Share), Attar Singh , Rajpal Ss/o. Medan (102/267 Share), Kesar Singh S/o. Bhikah Singh (64/267 Share)						
	Ullawas	10	12	7	7	1	7
			Total			1	7
					Acres	0.16875	
10	Land owned by Attar Singh S/o. Medan (1/4 Share) Commander Realtors Pvt. Ltd.(3/4 Share)						
	Ullawas	10	13/2	3	10	0	13
			Total			0	13
					Acres	0.08125	
11	Land owned by Sh. Rajpal S/o. Sh. Medan						
	Ullawas	10	13/1	3	6	0	12
			Total			0	12
					Acres	0.0750	
12	Land owned by Ireo Pvt. Ltd.						
	Ullawas	10	10	7	8	0	3
			11min	6	15	2	2
			Total			2	5
			Acres			0.28125	
13	Land owned by Fiverivers Buildcon Pvt. Ltd.						
	Ullawas	12	23/1/1	0	4	0	4
			Total			0	4
			Acres			0.02500	
14	Land owned by Commander Realtors Pvt. Ltd. (1125/2276), Ireo Pvt. Ltd. (116/2276), Regal Green Lands Pvt. Ltd. (435/2276), High Star Builders Pvt. Ltd. (41/2276 Share), High Responsible Realtors Pvt. Ltd. (388/2276), & Bulls Realtors Pvt. Ltd. (171/2276). Share						

COMMANDER REALTORS PVT. LTD. <i>M. J. Singh</i>	IREO PVT. LTD. <i>M. J. Singh</i>	ADSON SOFTWARE PVT. LTD. <i>M. J. Singh</i>	ASPIRANT BUILDERS PVT. LTD. <i>M. J. Singh</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>M. J. Singh</i>
BASE EXPORTS PVT. LTD. <i>M. J. Singh</i>	BTVS BUILDWELL PVT. LTD. <i>M. J. Singh</i>	BULLS REALTORS PVT. LTD. <i>M. J. Singh</i>	BUZZ HOTELS PVT. LTD. <i>M. J. Singh</i>	FIVERIVERS BUILDCON PVT. LTD. <i>M. J. Singh</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>M. J. Singh</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>M. J. Singh</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>M. J. Singh</i>	HARD CORE REALTORS PVT. LTD. <i>M. J. Singh</i>	HI ENERGY REALTORS PVT. LTD. <i>M. J. Singh</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>M. J. Singh</i>	HIGH STAR BUILDERS PVT. LTD. <i>M. J. Singh</i>	KSS PROPERTIES PVT. LTD. <i>M. J. Singh</i>	MASSIF CONBUILD PVT. LTD. <i>M. J. Singh</i>	ORNAMENTAL REALTORS PVT. LTD. <i>M. J. Singh</i>
REGAL GREEN LAND PVT. LTD. <i>M. J. Singh</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>M. J. Singh</i>		SUPOSHAA REALCON PVT. LTD. <i>M. J. Singh</i>	

	Ullawas		68/2/1	4	6	1	2
			68/2/4	3	10	3	3
			68/2/8	21	12	11	12
			323/1-3/3	1	14	1	9
			322/2	0	6	0	2
			Total			16	28
					Acres	2.175	
15	Land owned by HiEnergy Realtors Pvt. Ltd. (168/173 Share),Commander Realtors Pvt. Ltd. (5/173 Share),						
	Behrampur	17	9/2	5	1	2	4
			13/1/1	0	2	0	2
			Total			2	6
			Acres			0.2875	
G. Total					22.61875	Acres	

SCHEDULE-II
PART-D
(Land Schedule of Said Land-1)


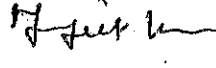
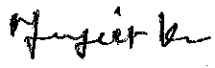
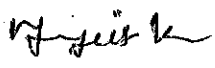
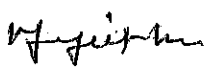
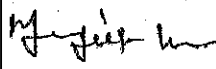
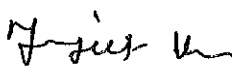
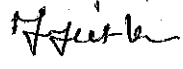
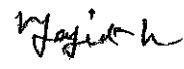
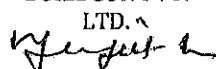
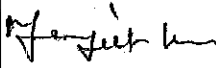
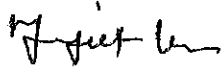
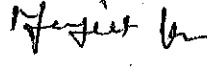
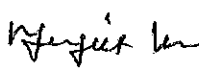

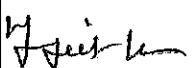
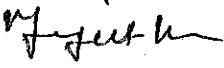
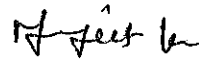
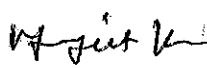
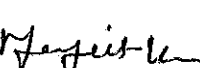
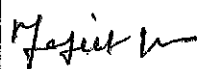
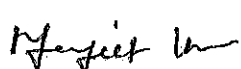

Sr. No.	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Auspicious Infrastructure Pvt. Ltd.						
	Ullawas	10	15/1	1	14	1	3
			16	8	0	8	0

COMMANDER REALTORS PVT. LTD. <i>[Signature]</i>	IREO PVT. LTD. <i>[Signature]</i>	ADSON SOFTWARE PVT. LTD. <i>[Signature]</i>	ASPIRANT BUILDERS PVT. LTD. <i>[Signature]</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>[Signature]</i>
BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>[Signature]</i>	HIGH STAR BUILDERS PVT. LTD. <i>[Signature]</i>	KSS PROPERTIES PVT. LTD. <i>[Signature]</i>	MASSIF CONBUILD PVT. LTD. <i>[Signature]</i>	ORNAMENTAL REALTORS PVT. LTD. <i>[Signature]</i>
REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

			17	8	18	8	18
			25/1/1/1	2	3	1	14
		10	25/1/1/1	2	3	0	9
		11	11	6	8	1	5
			12	1	17	0	10
			19	2	4	2	4
			20	7	8	7	8
			Total			28	71
			Acres			3.9438	
2	Land owned by Auspicious Infrastructure Pvt. Ltd. (53/160 Share) Regal Green Lands Pvt. Ltd. (107/160 Share).						
	Ullawas	10	18	8	0	8	0
			Total			8	0
					Acres	1	
3	Land owned by Commander Realtors Pvt. Ltd.						
	Ullawas	10	11Min	0	1	0	1
		11	14	7	10	3	2
			15	8	19	6	1
			16	8	0	8	0
			17	8	0	8	0
			24	8	0	8	0
			25	8	0	8	0
			Total			41	4
					Acres	5.15000	
4	Land owned by HiEnergy Realtors Pvt. Ltd. (360/483 Share), Commander Realtors Pvt. Ltd. (123/483 Share),						
	Ullawas	11	18	8	2	8	2
			23	8	1	8	1

COMMANDER REALTORS PVT. LTD. <i>Hajit k</i>	IREO PVT. LTD. <i>Hajit k</i>	ADSON SOFTWARE PVT. LTD. <i>Hajit k</i>	ASPIRANT BUILDERS PVT. LTD. <i>Hajit k</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>Hajit k</i>
BASE EXPORTS PVT. LTD. <i>Hajit k</i>	BTVS BUILDWELL PVT. LTD. <i>Hajit k</i>	BULLS REALTORS PVT. LTD. <i>Hajit k</i>	BUZZ HOTELS PVT. LTD. <i>Hajit k</i>	FIVERIVERS BUILDCON PVT. LTD. <i>Hajit k</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>Hajit k</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>Hajit k</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>Hajit k</i>	HARD CORE REALTORS PVT. LTD. <i>Hajit k</i>	HI ENERGY REALTORS PVT. LTD. <i>Hajit k</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>Hajit k</i>	HIGH STAR BUILDERS PVT. LTD. <i>Hajit k</i>	KSS PROPERTIES PVT. LTD. <i>Hajit k</i>	MASSIF CONBUILD PVT. LTD. <i>Hajit k</i>	ORNAMENTAL REALTORS PVT. LTD. <i>Hajit k</i>
REGAL GREEN LAND PVT. LTD. <i>Hajit k</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>Hajit k</i>		SUPOSHAA REALCON PVT. LTD. <i>CN</i>	

			Total			16	3
			Acres			2.01875	
5	Land owned by Buzz Hotels Pvt. Ltd.						
	Ullawas	12	19	3	9	3	9
			20	9	5	9	5
			Total			12	14
			Acres			1.5875	
6	Land owned by High Star Builders Pvt. Ltd. (642/975 Share), Auspicious Infrastructure Pvt. Ltd (120/975 Share) & Ornamental Realtors Pvt. Ltd. (213/975 Share).						
	Ullawas	12	11/1	1	8	1	8
			12	9	12	9	12
			Total			10	20
			Acres			1.375	
7	Land owned by Adson Software Pvt. Ltd.						
	Ullawas	12	10	7	4	1	5
			11/2	0	16	0	16
			Total			1	21
			Acres			0.25625	
8	Land owned by Ireo Pvt. Ltd.						
	Ullawas	10	10	7	8	0	3
			11min	6	15	2	2
			Total			2	5
			Acres			0.2813	
9	Land owned by Fivriivers Buildcon Pvt. Ltd.						
	Ullawas	12	23/1/1	0	4	0	4
			Total			0	4
			Acres			0.025	
10	Land owned by HiEnergy Realtors Pvt. Ltd. (168/173 Share), Commander Realtors Pvt.						

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

Ltd. (5/173 Share),							
Behrampur	17	9/2	5	1	2	4	
		13/1/1	0	2	0	2	
		Total			2	6	
					0.2875		
G. Total					15.925	Acres	

SCHEDULE-II

PART-E

(Land Schedule of Said Land-II)

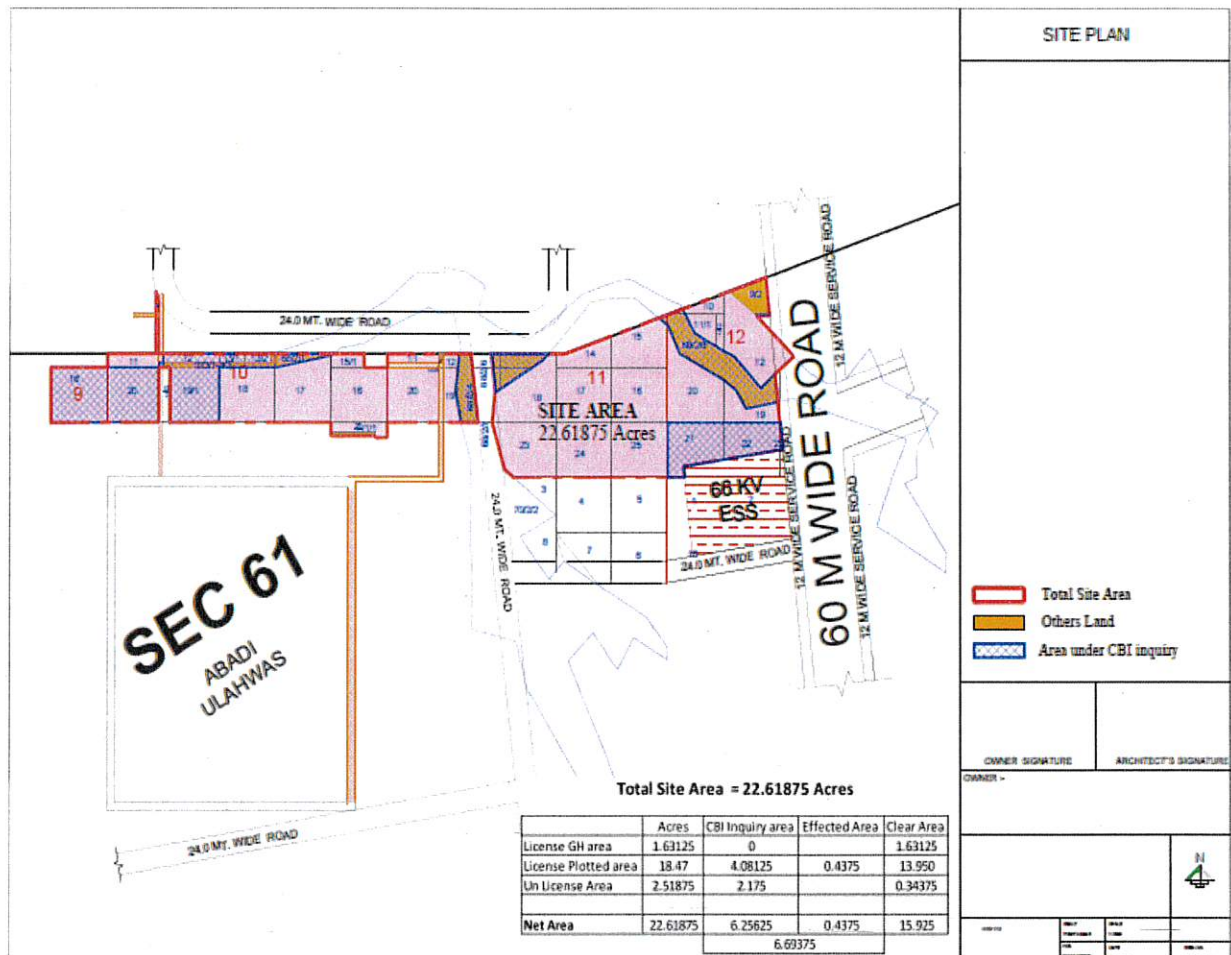
Sr. No.	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Commander Realtors Pvt. Ltd.						
	Ullawas	9	16	8	0	8	0
		10	20	7	8	7	8
		12	21/1	6	10	6	10
			22/1	4	13	4	13
			Total			25	31
					Acres	3.31875	
2	Land owned by Auspicious Infrastructure Pvt. Ltd. (40/140 Share) Regal Green Lands Pvt. Ltd. (100/140 Share).						
	Ullawas	10	19/1	7	0	7	0
			Total			7	0
					Acres	0.875	
3	Land owned by Sh. Nathi adopt. Makhan (101/267 Share), Attar Singh , Rajpal Ss/o. Medan (102/267 Share), Kesar Singh S/o. Bhikah Singh (64/267 Share)						

COMMANDER REALTORS PVT. LTD.	IREO PVT. LTD.	ADSON SOFTWARE PVT. LTD.	ASPIRANT BUILDERS PVT. LTD.	AUSPICIOUS INFRASTRUCTURE PVT. LTD.
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
BASE EXPORTS PVT. LTD.	BTVS BUILDWELL PVT. LTD.	BULLS REALTORS PVT. LTD.	BUZZ HOTELS PVT. LTD.	FIVERIVERS BUILDCON PVT. LTD.
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD.	FIVERIVERS TOWNSHIP PVT. LTD.	GOLDEN VIEW BUILDERS PVT. LTD.	HARD CORE REALTORS PVT. LTD.	HI ENERGY REALTORS PVT. LTD.
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD.	HIGH STAR BUILDERS PVT. LTD.	KSS PROPERTIES PVT. LTD.	MASSIF CONBUILD PVT. LTD.	ORNAMENTAL REALTORS PVT. LTD.
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
REGAL GREEN LAND PVT. LTD.	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD		SUPOSHAA REALCON PVT. LTD.	
<i>[Signature]</i>	<i>[Signature]</i>		<i>[Signature]</i>	

	Ullawas	10	12	7	7	1	7
			Total			1	7
					Acres	0.16875	
4	Land owned by Attar Singh S/o. Medan (1/4 Share) Commander Realtors Pvt. Ltd.(3/4 Share)						
	Ullawas	10	13/2	3	10	0	13
			Total			0	13
					Acres	0.08125	
5	Land owned by Sh. Rajpal S/o. Sh. Medan						
	Ullawas	10	13/1	3	6	0	12
			Total			0	12
					Acres	0.0750	
6	Land owned by Commander Realtors Pvt. Ltd. (1125/2276), Ireo Pvt. Ltd. (116/2276), Regal Green Lands Pvt. Ltd. (435/2276), High Star Builders Pvt. Ltd. (41/2276 Share), High Responsible Realtors Pvt. Ltd. (388/2276), & Bulls Realtors Pvt. Ltd. (171/2276). Share						
	Ullawas		68/2/1	4	6	1	2
			68/2/4	3	10	3	3
			68/2/8	21	12	11	12
			323/1-3/3	1	14	1	9
			322/2	0	6	0	2
			Total			16	28
					Acres	2.175	
Gross Total (In Acres)						6.69375	

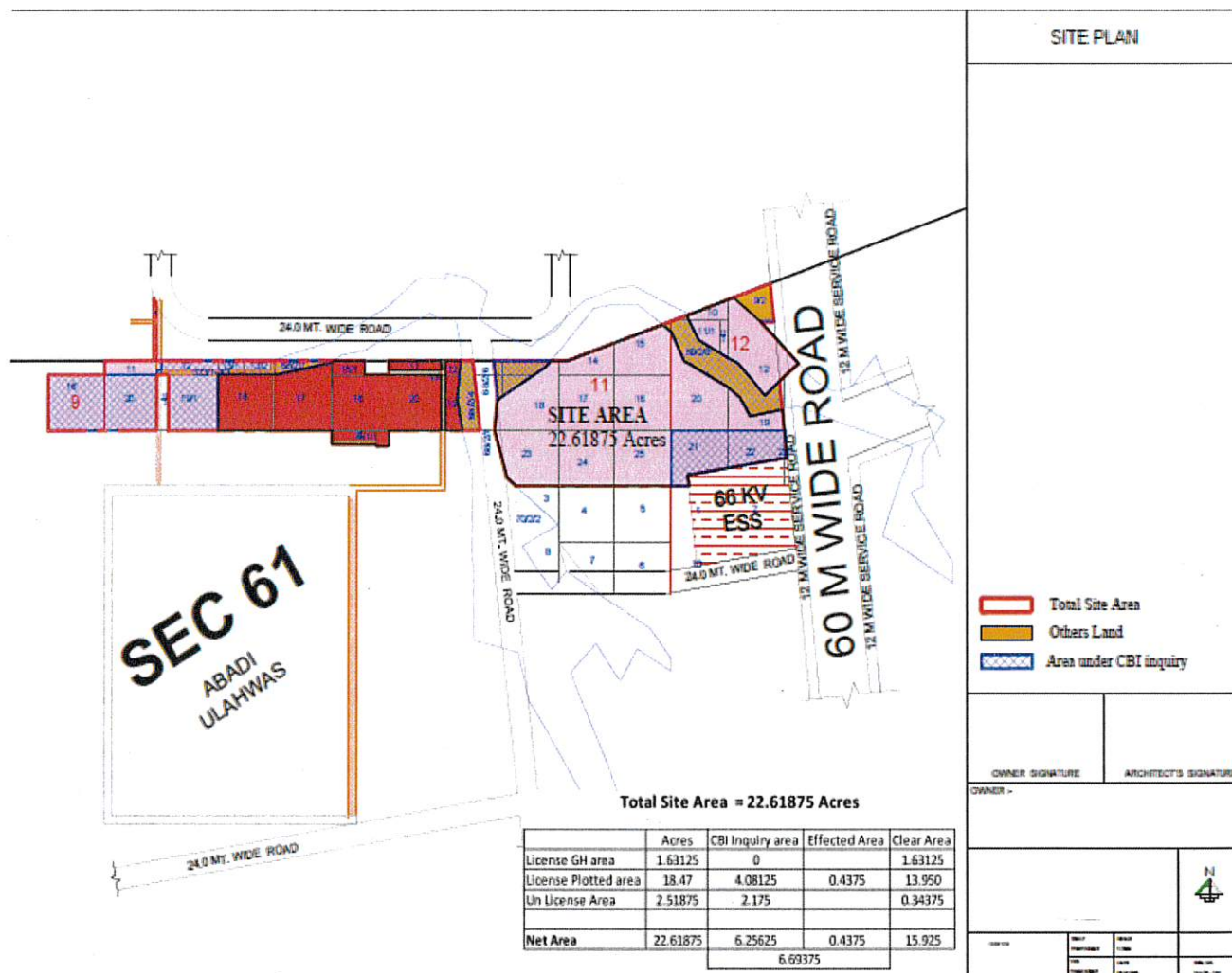
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BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD.
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD.
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD.
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

**SCHEDULE-III
(PLAN OF COLLABORATION LAND)**



COMMANDER REALTORS PVT. LTD. <i>[Signature]</i>	IREO PVT. LTD. <i>[Signature]</i>	ADSON SOFTWARE PVT. LTD. <i>[Signature]</i>	ASPIRANT BUILDERS PVT. LTD. <i>[Signature]</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>[Signature]</i>
BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>[Signature]</i>	HIGH STAR BUILDERS PVT. LTD. <i>[Signature]</i>	KSS PROPERTIES PVT. LTD. <i>[Signature]</i>	MASSIF CONBUILD PVT. LTD. <i>[Signature]</i>	ORNAMENTAL REALTORS PVT. LTD. <i>[Signature]</i>
REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

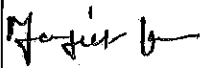
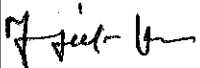
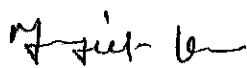
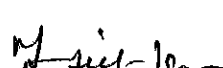

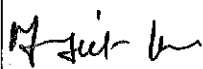
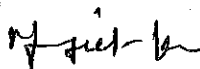

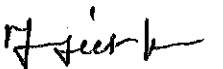
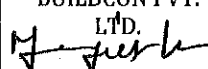

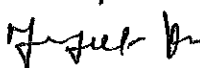
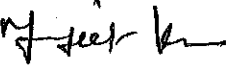
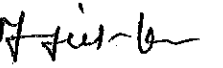
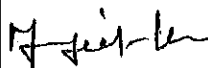

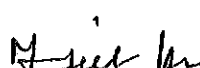
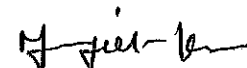

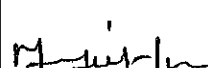
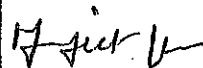
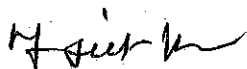

SCHEDULE-III A



COMMANDER REALTORS PVT. LTD. <i>[Signature]</i>	IREO PVT. LTD. <i>[Signature]</i>	ADSON SOFTWARE PVT. LTD. <i>[Signature]</i>	ASPIRANT BUILDERS PVT. LTD. <i>[Signature]</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>[Signature]</i>
BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>[Signature]</i>	HIGH STAR BUILDERS PVT. LTD. <i>[Signature]</i>	KSS PROPERTIES PVT. LTD. <i>[Signature]</i>	MASSIF CONBUILD PVT. LTD. <i>[Signature]</i>	ORNAMENTAL REALTORS PVT. LTD. <i>[Signature]</i>
REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

SCHEDULE-IV**DETAILS OF LAND OWNERS - LAND OWNER NO.2 DEVELOPMENT AGREEMENTS**

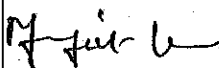
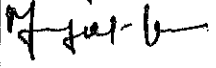
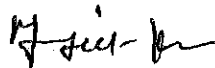

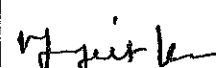
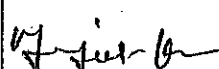
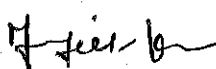
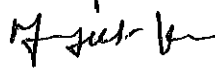
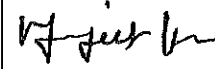
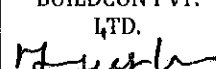


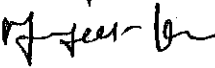
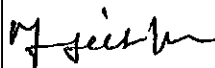

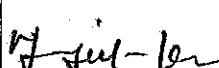
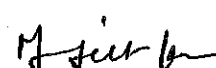
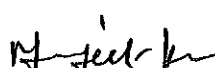

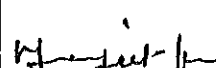
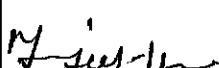
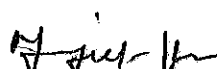

Name of Land Owning Company	Date of execution of Development agreement with Ireo Private Limited (earlier Orange Realty – merged as per High Court Order, name changed in MCA records)
Commander Realtors Private Limited	15.02.2007
Adson Software Private Limited	15.2.2007
Auspicious Infrastructure Private Limited	15.2.2007
Bulls Realtors Private Limited	1.3.2007
Buzz Hotels Private Limited	15.2.2007
High Responsible Realtors Private Limited	1.3.2007
Hi Energy Realtors Private Limited	15.2.2007
High Star Builders Private Limited	15.2.2007
Ornamental Realtors Private Limited	15.2.2007
Regal Green Land Private Limited	15.2.2007
Fiverivers Buildcon Private Limited	1.3.2007
Nathi adopted son of Makhan, Attar Singh , Rajpal Ss/o. Medan, Kesar Singh S/o. Bhikah Ram through GPA holder Commander Realtors Pvt. Ltd	23.04.2009

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

ANNEXURE-I
DETAILS OF COLLABORATION LAND MORTGAGED IN FAVOUR OF IIFL

List of Original Title Deeds Handed Over to IIFL

Name of Company	Village Name	Rect. No	Killa No	Total Area		Total area in Marla	Salam/ share	Area for Mortgaged		Sale Deed No	Licence No / date
				Kanal	Marla			in Marla	in Acre		
Commander Realtors Pvt. Ltd	Ullahawas	11	14	7	10	150	1.00	150.00	0.94	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	15	8	19	179	1.00	179.00	1.12	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	16	8	0	160	1.00	160.00	1.00	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	17	8	0	160	1.00	160.00	1.00	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	24	8	0	160	1.00	160.00	1.00	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	25	8	0	160	1.00	160.00	1.00	6112/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	15	6	7	10	150	1.00	150.00	0.94	6112/ 3.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	18	8	2	162	0.25	41.25	0.26	6109/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	11	23	8	1	161	0.25	41.00	0.26	6109/ 13.01.2006	63/ 03.11.2009
Commander Realtors Pvt. Ltd	Ullahawas	15	5	8	0	160	0.25	40.75	0.25	6109/ 13.01.2006	63/ 03.11.2009
Buzz Hotels Pvt. Ltd.	Ullahawas	12	19	3	9	69	1.00	69.00	0.43	7378/ 13.03.2006	63/ 03.11.2009
Buzz Hotels Pvt. Ltd.	Ullahawas	12	20	9	5	185	1.00	185.00	1.16	7378/ 13.03.2006	63/ 03.11.2009
Hi Energy Realtors Pvt. Ltd.	Ullahawas	11	18	8	2	162	0.75	120.75	0.75	6104/ 13.01.2006	63/ 03.11.2009

COMMANDER REALTORS PVT. LTD. 	IREO PVT. LTD. 	ADSON SOFTWARE PVT. LTD. 	ASPIRANT BUILDERS PVT. LTD. 	AUSPICIOUS INFRASTRUCTURE PVT. LTD. 
BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD. 
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD. 
HIGH RESPONSIBLE REALTORS PVT. LTD. 	HIGH STAR BUILDERS PVT. LTD. 	KSS PROPERTIES PVT. LTD. 	MASSIF CONBUILD PVT. LTD. 	ORNAMENTAL REALTORS PVT. LTD. 
REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

Hi Energy Realtors Pvt. Ltd.	Ullahawas	11	23	8	1	161	0.75	120.00	0.75	6104/13.01.2006	63/03.11.2009
Hi Energy Realtors Pvt. Ltd.	Ullahawas	15	5	8	0	160	0.75	119.25	0.75	6104/13.01.2006	63/03.11.2009
Massif Conbuild Pvt. Ltd.	Ullahawas	15	3	2	2	42	1.00	42.00	0.26	2530/01.09.2008	63/03.11.2009
Massif Conbuild Pvt. Ltd.	Ullahawas	15	4	8	0	160	1.00	160.00	1.00	2530/01.09.2008	63/03.11.2009
Massif Conbuild Pvt. Ltd.	Ullahawas	15	7	6	9	129	1.00	129.00	0.81	2530/01.09.2008	63/03.11.2009
Massif Conbuild Pvt. Ltd.	Ullahawas	15	8	3	9	69	1.00	69.00	0.43	2530/01.09.2008	63/03.11.2009
Total				133.00	79.00	2739.00		2256.00	14.10		

Row Labels	Sum of Acres
Buzz Hotels Pvt. Ltd.	1.588
Commander Realtors Pvt. Ltd.	7.763
Hi Energy Realtors Pvt. Ltd.	2.250
Massif Conbuild Private Ltd.	2.500
Total Land mortgaged to IIFL	14.10 Acres
Collaboration Land mortgaged to IIFL	8.75 Acres

COMMANDER REALTORS PVT. LTD. <i>[Signature]</i>	IREO PVT. LTD. <i>[Signature]</i>	ADSON SOFTWARE PVT. LTD. <i>[Signature]</i>	ASPIRANT BUILDERS PVT. LTD. <i>[Signature]</i>	AUSPICIOUS INFRASTRUCTURE PVT. LTD. <i>[Signature]</i>
BASE EXPORTS PVT. LTD. <i>[Signature]</i>	BTVS BUILDWELL PVT. LTD. <i>[Signature]</i>	BULLS REALTORS PVT. LTD. <i>[Signature]</i>	BUZZ HOTELS PVT. LTD. <i>[Signature]</i>	FIVERIVERS BUILDCON PVT. LTD. <i>[Signature]</i>
FIVERIVERS DEVELOPERS PVT. LTD. <i>[Signature]</i>	FIVERIVERS TOWNSHIP PVT. LTD. <i>[Signature]</i>	GOLDEN VIEW BUILDERS PVT. LTD. <i>[Signature]</i>	HARD CORE REALTORS PVT. LTD. <i>[Signature]</i>	HI ENERGY REALTORS PVT. LTD. <i>[Signature]</i>
HIGH RESPONSIBLE REALTORS PVT. LTD. <i>[Signature]</i>	HIGH STAR BUILDERS PVT. LTD. <i>[Signature]</i>	KSS PROPERTIES PVT. LTD. <i>[Signature]</i>	MASSIF CONBUILD PVT. LTD. <i>[Signature]</i>	ORNAMENTAL REALTORS PVT. LTD. <i>[Signature]</i>
REGAL GREEN LAND PVT. LTD. <i>[Signature]</i>	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD <i>[Signature]</i>		SUPOSHAA REALCON PVT. LTD. <i>[Signature]</i>	

ANNEXURE-II

(Detail of Sale Deeds of Collaboration Land)

Sl. No	Collaborator name	Name of Company	Village Name	Rect. No	Killa No	Total area						Licenced area				
						Area	Salam/ share	our Maria	Acres	Mutation No	Sale Deed No	Licence area	In acres	Licence No/date		
1		Auspicious Infrastructure Pvt. L	Ullahawas	10	15/1min	1	3	1	23.0	0.144	1680	6101/13.01.2006	1	3	0.1437500	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	10	16	8	0	1	160.0	1.000	1660	6101/13.01.2006	8	0	1.0000000	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	10	17	8	18	1	178.0	1.113	1660	6101/13.01.2006	8	18	1.1125000	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	10	25/1/11min	1	14	1	34.0	0.213	1660	6101/13.01.2006	1	14	0.2125000	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	10	25/1/11min	0	9	1	9.0	0.056	1660	6101/13.01.2006				
		Auspicious Infrastructure Pvt. L	Ullahawas	11	11min	1	5	1	25.0	0.156	1660	6101/13.01.2006	1	5	0.1562500	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	11	12min	0	10	1	10.0	0.063	1660	6101/13.01.2006	0	10	0.0625000	63/03.11.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	11	19	2	4	1	44.0	0.275	1660	6101/13.01.2006	2	4	0.2750000	63/03.11.2009
2		Auspicious Infrastructure Pvt. L	Ullahawas	11	20	7	8	1	148.0	0.925	1660	6101/13.01.2006	7	8	0.9250000	63/03.11.2009
		Regal Green Lands Pvt. Ltd.	Ullahawas	10	18	8	0	107/160	107.0	0.669	1692, 1738	7538/22.03.2006 2193/1407.2006	8	0	0.6687500	63/03.11.2009
3		Auspicious Infrastructure Pvt. L	Ullahawas	10	18	8	0	53/160	53.0	0.331	1660	6101/13.01.2006	8	0	0.3312500	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	9	16	8	0	1	160.0	1.000	2225	3661/21.08.2012	8	0	1.0000000	107/20.12.2010
		Commander Realtors Pvt. Ltd.	Ullahawas	10	11min	0	1	1	1.0	0.006	2225	3661/21.08.2012	0	1	0.0062500	107/20.12.2010
		Commander Realtors Pvt. Ltd.	Ullahawas	10	20	7	8	1	148.0	0.925	2225	3661/21.08.2012	7	8	0.9250000	107/20.12.2010
		Commander Realtors Pvt. Ltd.	Ullahawas	12	21/1	6	10	1	130.0	0.813	2173	3668/21.08.2012	6	10	0.8125000	60/11.06.2012
		Commander Realtors Pvt. Ltd.	Ullahawas	12	22/1	4	13	1	93.0	0.581	2173	3668/21.08.2012	4	13	0.5812500	60/11.06.2012
		Commander Realtors Pvt. Ltd.	Ullahawas	11	14min	3	2	1	62.0	0.388	1682	6112/13.01.2006	3	2	0.3875000	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	15min	6	1	1	121.0	0.756	1682	6112/13.01.2006	6	1	0.7562500	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	16	8	0	1	160.0	1.000	1682	6112/13.01.2006	8	0	1.0000000	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	17	8	0	1	160.0	1.000	1682	6112/13.01.2006	8	0	1.0000000	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	24	8	0	1	160.0	1.000	1682	6112/13.01.2006	8	0	1.0000000	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	25	8	0	1	160.0	1.000	1682	6112/13.01.2006	8	0	1.0000000	63/03.11.2009
4		Commander Realtors Pvt. Ltd.	Ullahawas	11	18	8	2	41/161	41.3	0.258	1684	6109/13.01.2006	8	2	0.2578416	63/03.11.2009
		Commander Realtors Pvt. Ltd.	Ullahawas	11	23	8	1	41/161	41.0	0.256	1684	6109/13.01.2006	8	1	0.2562500	63/03.11.2009
		Hi Energy Realtors Pvt. Ltd.	Ullahawas	11	18	8	2	120/161	120.7	0.755	1683	6104/13.01.2006	8	2	0.7546584	63/03.11.2009
		Hi Energy Realtors Pvt. Ltd.	Ullahawas	11	23	8	1	120/161	120.0	0.750	1683	6104/13.01.2006	8	1	0.7500000	63/03.11.2009
5		Buzz Hotels Pvt. Ltd.	Ullahawas	12	19	3	9	1	69.0	0.431	1697	7378/13.03.2006	3	9	0.4312500	63/03.11.2009
		Buzz Hotels Pvt. Ltd.	Ullahawas	12	20	9	5	1	185.0	1.156	1697	7378/13.03.2006	9	5	1.1562500	63/03.11.2009
6		High Star Builders Pvt. Ltd.	Ullahawas	12	11/1	1	8	214/325	18.4	0.115	1712, 1713	554/03.05.2006 555/03.05.2006	1	8	0.1152308	26/16.06.2009
		High Star Builders Pvt. Ltd.	Ullahawas	12	12	9	12	214/325	126.4	0.790	1712, 1713	554/03.05.2006 555/03.05.2006	9	12	0.7901538	26/16.06.2009
		Ornamental Realtors Pvt. Ltd.	Ullahawas	12	11/1	1	8	71/325	6.1	0.038	1737	1819/29.06.2006	1	8	0.0382308	26/16.06.2009
		Ornamental Realtors Pvt. Ltd.	Ullahawas	12	12	9	12	71/325	41.9	0.262	1737	1819/29.06.2006	9	12	0.2621538	26/16.06.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	12	11/1	1	8	8/65	3.4	0.022	1714	558/03.05.2006	1	8	0.0215385	26/16.06.2009
		Auspicious Infrastructure Pvt. L	Ullahawas	12	12	9	12	8/65	23.6	0.148	1714	558/03.05.2006	9	12	0.1476923	26/16.06.2009
7		Adson Software Pvt. Ltd.	Ullahawas	12	10min	1	5	1	25.0	0.158	1681	6111/13.01.2006	1	5	0.1562500	26/16.06.2009
		Adson Software Pvt. Ltd.	Ullahawas	12	11/2	0	16	1	16.0	0.100	1681	6111/13.01.2006	0	16	0.1000000	26/16.06.2009

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BASE EXPORTS PVT. LTD. 	BTVS BUILDWELL PVT. LTD. 	BULLS REALTORS PVT. LTD. 	BUZZ HOTELS PVT. LTD. 	FIVERIVERS BUILDCON PVT. LTD.
FIVERIVERS DEVELOPERS PVT. LTD. 	FIVERIVERS TOWNSHIP PVT. LTD. 	GOLDEN VIEW BUILDERS PVT. LTD. 	HARD CORE REALTORS PVT. LTD. 	HI ENERGY REALTORS PVT. LTD.
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REGAL GREEN LAND PVT. LTD. 	NATHI ADOPT. MAKHAN, ATTAR SINGH, RAJPAL SS/O. MEDAN, KESAR SINGH S/O. BHIKAH SINGH THROUGH GPA HOLDER COMMANDER REALTORS PVT LTD 		SUPOSHAA REALCON PVT. LTD. 	

Sl. No	Collaborator name	Name of Company	Village Name	Rect. No	Killa No	Total area						Licenced area				
						Aren	Salan/ share	our Marla	Acre	Mutation No	Sale Deed No	Licence area	In acre	Licence No/date		
8		Regal Green Lands Pvt. Ltd.	Ullahawas	10	19/1	7	0	5/7	100.0	0.825	1693, 1738	7539/22.03.2006 2193/14.07.2006	7	0	0.6250000	107/20.12.2010
		Auspicious Infrastructure Pvt. L	Ullahawas	10	19/1	7	0	2/7	40.0	0.250	1963	2679/11.09.2009	7	0	0.2500000	107/20.12.2010
9	Nathi Adopted S/o Makhan 101/267 share & Attar singh - Rajpal S/o Medan equal share 102/267 Share & Kesarsingh S/o Bhukharan 64/267 Share	Commander Realtors Pvt. Ltd	Ullahawas	10	12min	1	7	1	27.0	0.169	collaboration	collaboration (846963_23.04.09)	1	7	0.1687500	107/20.12.2010
10	Attarsingh S/o Medan 1/4 share	Commander Realtors Pvt. Ltd	Ullahawas	10	13/2min	0	13	1/4	3.3	0.020313	collaboration	collaboration (D646965_23.04.09)	0	13	0.0203125	107/20.12.2010
		Commander Realtors Pvt. Ltd	Ullahawas	10	13/2min	0	13	3/4	9.8	0.061	2346	6034/08.03.2017	0	13	0.0609375	107/20.12.2010
11	Rajpal S/oMedan	Commander Realtors Pvt. Ltd	Ullahawas	10	13/1min	0	12	1	12.0	0.075	collaboration	collaboration (646963_23.04.09)	0	12	0.0750000	107/20.12.2010
12		Ireo Pvt. Ltd.	Ullahawas	10	10min	0	3	1	3.0	0.019	2432	11986/21.01.19	0	3	0.0187500	63/03.11.2009
		Ireo Pvt. Ltd.	Ullahawas	10	11min	2	2	1	42.0	0.263	2432	11986/21.01.19	2	2	0.2625000	63/03.11.2009
13		Fiverivers Buildcon Pvt. Ltd.	Ullahawas	12	23/1/1	0	4	1	4.0	0.025	2082	3248/19.11.2010	0	4	0.0250000	60/11.06.2012
		Commander Realtors Pvt. Ltd	Ullahawas	68/2/1min	0	1	2	476/963	10.9	0.068	2258	3628/16.09.2014				
		Commander Realtors Pvt. Ltd	Ullahawas	68/2/4min	0	3	3	476/963	31.1	0.195	2258	3628/16.09.2014				
		Commander Realtors Pvt. Ltd	Ullahawas	68/2/8min	0	11	12	476/963	114.7	0.717	2258	3628/16.09.2014				
		Commander Realtors Pvt. Ltd	Ullahawas	323/1/3/3min	0	1	9	476/963	14.3	0.090	2258	3628/16.09.2014				
		Commander Realtors Pvt. Ltd	Ullahawas	322/2min	0	0	2	476/963	1.0	0.006	2258	3628/16.09.2014				
		Ireo Pvt. Ltd.	Ullahawas	68/2/1min	0	1	2	29/569	1.1	0.007	2432	11986/21.01.19				
		Ireo Pvt. Ltd.	Ullahawas	68/2/4min	0	3	3	29/569	3.2	0.020	2432	11986/21.01.19				
		Ireo Pvt. Ltd.	Ullahawas	68/2/8min	0	11	12	29/569	11.8	0.074	2432	11986/21.01.19				
		Ireo Pvt. Ltd.	Ullahawas	323/1/3/3min	0	1	9	29/569	1.5	0.009	2432	11986/21.01.19				
		Ireo Pvt. Ltd.	Ullahawas	322/2min	0	0	2	29/569	0.1	0.001	2432	11986/21.01.19				
		Regal Green Lands Pvt. Ltd.	Ullahawas	68/2/1min	0	1	2	58/293	4.2	0.026	2258	3628/16.09.2014				
		Regal Green Lands Pvt. Ltd.	Ullahawas	68/2/4min	0	3	3	58/293	12.0	0.075	2258	3628/16.09.2014				
		Regal Green Lands Pvt. Ltd.	Ullahawas	68/2/8min	0	11	12	58/293	44.3	0.277	2258	3628/16.09.2014				
		Regal Green Lands Pvt. Ltd.	Ullahawas	323/1/3/3min	0	1	9	58/293	5.5	0.035	2258	3628/16.09.2014				
		Regal Green Lands Pvt. Ltd.	Ullahawas	322/2min	0	0	2	58/293	0.4	0.002	2258	3628/16.09.2014				
		High Star Builders Pvt. Ltd.	Ullahawas	68/2/1min	0	1	2	2/111	0.4	0.002	2258	3628/16.09.2014				
		High Star Builders Pvt. Ltd.	Ullahawas	68/2/4min	0	3	3	2/111	1.1	0.007	2258	3628/16.09.2014				
		High Star Builders Pvt. Ltd.	Ullahawas	68/2/8min	0	11	12	2/111	4.2	0.026	2258	3628/16.09.2014				
		High Star Builders Pvt. Ltd.	Ullahawas	323/1/3/3min	0	1	9	2/111	0.5	0.003	2258	3628/16.09.2014				
		High Star Builders Pvt. Ltd.	Ullahawas	322/2min	0	0	2	2/111	0.0	0.000	2258	3628/16.09.2014				
		High Responsible Realtors Pvt.L	Ullahawas	68/2/1min	0	1	2	97/569	3.8	0.023	2258	3628/16.09.2014				
		High Responsible Realtors Pvt.L	Ullahawas	68/2/4min	0	3	3	97/569	10.7	0.067	2258	3628/16.09.2014				
		High Responsible Realtors Pvt.L	Ullahawas	68/2/8min	0	11	12	97/569	39.6	0.247	2258	3628/16.09.2014				
		High Responsible Realtors Pvt.L	Ullahawas	323/1/3/3min	0	1	9	97/569	4.9	0.031	2258	3628/16.09.2014				
		High Responsible Realtors Pvt.L	Ullahawas	322/2min	0	0	2	97/569	0.3	0.002	2258	3628/16.09.2014				
		Bulls Realtors Pvt. Ltd.	Ullahawas	68/2/1min	0	1	2	71/945	1.7	0.010	2258	3628/16.09.2014				
		Bulls Realtors Pvt. Ltd.	Ullahawas	68/2/4min	0	3	3	71/945	4.7	0.030	2258	3628/16.09.2014				
		Bulls Realtors Pvt. Ltd.	Ullahawas	68/2/8min	0	11	12	71/945	17.4	0.109	2258	3628/16.09.2014				
		Bulls Realtors Pvt. Ltd.	Ullahawas	322/2min	0	0	2	71/945	0.2	0.001	2258	3628/16.09.2014				
		Bulls Realtors Pvt. Ltd.	Ullahawas	323/1/3/3min	0	1	9	71/945	2.2	0.014	2258	3628/16.09.2014				
15		Hi Energy Realtors Pvt. Ltd.	Behrampur	17	9/2min	2	4	168/173	42.7	0.267	1668, 2261 T	6114/13.01.2006				
		Hi Energy Realtors Pvt. Ltd.	Behrampur	17	13/1/1	0	2	168/173	1.9	0.012	1668, 2261 T	6114/13.01.2006				
		Commander Realtors Pvt. Ltd.	Behrampur	17	9/2min	2	4	6/173	1.3	0.008	2239, 2261 T	7949/09.02.2012				
		Commander Realtors Pvt. Ltd	Behrampur	17	13/1/1	0	2	6/173	0.1	0.000	2239, 2261 T	7949/09.02.2012				
						Total			3619.0	22.61875					20.10000	

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