E - CHALLAN Candidate Copy DDO Code: 0362 Government of Haryana 09-11-2022 (Cash) Valid Up to: 03-11-2022 (Chq./DD) 02 Nov 2022 15:07:51 0095975627 Date: GRNNo .: 0362-TEHSILDAR SOHNA Office Name: Sohna Treasury: Period: (2022-23) One Time Head of Account Amount 50000 00 30-03-104-99-51 Fees for Registration 5 00 30-03-104-97-51 Pasting Fees PD AcNo 0 De duction Amount: ₹ 50005 To tal/Net Amount: Fifty Thousands Five Rupees Tenderer's Detail GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-PAN No: Tenderer's Name: St Patricks Realty Private Lim Address: Gurgaon -Registration and Pasting fee Particulars: Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150934434402112022 Payment Date: 02/11/2022 Bank: SBI Aggregator

Success

Status:

E - CHALLAN AG/ Dept Copy DDO Code: 0362 Government of Haryana 09-11-2022 (Cash) Valid Upto: 03-11-2022 (Chq./DD) Date: 02 Nov 2022 15:07:51 0095975627 GRN No .: 0362-TEHSILDAR SOHNA Office Name: Sohna Treasury: (2022-23) One Time Period: **Head of Account** Amount 50000 0030-03-104-99-51 Fees for Registration 5 0030-03-104-97-51 Pasting Fees PD AcNo Deduction Amount: ₹ 50005 Total/Net Amount: Fifty Thousands Five only Tenderer's Detail GPF/PRAN/TIN/Actt. no./VehicleNo/Taxld:-PAN No: Tenderer's Name: St Patricks Realty Private Lim Address: Gurgaon -Registration and Pasting fee Particulars: Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150934434402112022 Payment Date: 02/11/2022 SBI Aggregator Bank: Status: Success

X ...

^{*} Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

	AND THE RESIDENCE OF THE PROPERTY OF THE PARTY OF THE PAR
Affecto (Applicational) Residente	
The project of the second of the second of	
AND MERCHANISM	
Special States and August 2001 and health of the second se	
Participation of the Control of the	

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 03/11/2022

Certificate No.

GFC2022K36

95975330



Stamp Duty Paid: ₹ 269000

Penalty:

₹0

(Rs. Zero Only)

Seller / First Party Detail

Name:

GRN No.

MIt propmart Private limited

Rzd17c H.No/Floor:

Sector/Ward: Na

City/Village: New delhi

District: New delhi

LandMark:

Mahavir vihar

State:

Delhi

Phone:

97*****33

Buyer / Second Party Detail

Name:

St patricks Realty Private limited

H.No/Floor: Na

Sector/Ward: 48

Gurugram

District: Gurugram

LandMark: The median central park resorts

HE SEA

State:

Haryana

Phone:

City/Village:

97*****33

Purpose:

For Collaboration Agreement

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the

04.11.202

Collaboration Agreement

1.	Type of Deed	Collaboration Agreement
2.	Name of Village	Dhunela, Tehsil-Sohna
3.	Type of Said Land	Freehold agricultural land

- 4 Kanal 2 Marla 7 Sarsai (0.51667 Acre) 4. Area
- 5. Consideration Rs. 77,50,000/-
- Rs. 2,69,000/- (Calculated at Circle rate of 6. Stamp Duty 2,60,00,000/acre 2%

1,34,33,333/-)

- 7. Stamp No./Date GFC2022K36/03.11.2022
- 8. Registration Fees No. 95975627/02.11.2022





डीड सबंधी विवरण

डीड का नाम

COLLABORATION

AGREEMENT

तहसील/सब-तहसील सोहना

गांव/शहर

Dhunela

धन सबंधी विवरण

राशि 775000 रुपये

स्टाम्प इयूटी की राशि 15500 रुपये

स्टाम्प नं : GFC2022K36

स्टाम्प की राशि 269000 रुपये

रजिस्ट्रेशन फीस की राशि 5000

EChallan:95975627

पेस्टिंग श्लक 0 रुपये

रुपये

Drafted By: AMIT BAISLA ADV

Service Charge:0

यह प्रलेख आज दिनाक 04-11-2022 दिन शुक्रवार समय 5:13:00 PM बजे श्री/श्रीमती /कुमारी
MLT PROPMART PVT LTDthru ASHOK KUMAROTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

THE SEAL OF THE SE

उप/संयुक्त पंजीयन अधिकारी (सोहना) Sub Registrar

Sohna

हस्ताक्षर प्रस्तुतकर्ता

MLT PROPMART PYT LTD

उपरोक्त पेशम्ती व श्री/श्रीमती /कुमारी ST PATRICKS REALTI PVT LTD thru VISHAVAJEET DHANKHAROTHER हाजिर है | प्रतृत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीSHRI CHAND NUMBERDAR पिता ---निवासी ALIPUR व श्री/श्रीमती /कुमारी NARESH पिता ---

निवासी MANDAWAR ने की |

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(सोहना) Sub Registrar

Sohna

दिनांक 04-11-2022





BY AND BETWEEN:

MLT Propmart Pvt. Ltd. (CIN No. U70100DL2017PTC313012, PAN No. AAKCM9066F), a company registered under the Companies Act, 2013 having its office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Ashok Kumar (Aadhar No.- 9203 3931 9310) who has been duly authorized in this regard vide board resolution dated (23) (hereinafter referred as "Owner/Landowner", which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the One Part.

AND

St. Patricks Realty Private Limited, (CIN No. U45200HR2008PTC037964, PAN No. AAMCS1877J), a Company incorporated under the Companies Act, 1956 having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018, through its authorized signatory Mr. Vishvajeet Dhankhar (Aadhar No. 6756 2149 1460) duly authorized in this regard vide board resolution dated (hereinafter referred to as the "Developer", which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include its successor and assigns) of the Second Part.

(The Owner and the Developer shall hereinafter be individually referred to as the "Party" and collectively as the "Parties")

WHEREAS:

(A) The Landowner is owner in possession of land area bearing Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15) and Khewat No. 343, Khata No. 347, Rect. No. 29 Killa No. 12/1(7-12) total area in both khewat 24 Kanal 16 Marla to the extent of 1/6 share i.e. 4 Kanal 2 Marla 7 Sarsai or 0.51667 acre situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutation and farad badar (hereinafter referred to as "Project Land").





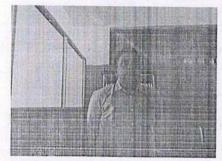
Reg. No.

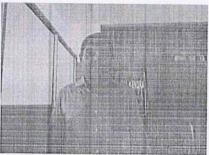
Reg. Year

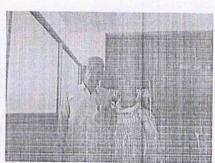
Book No.

8139

2022-2023







पेशकर्ता

दावेदार

गवाह



उप/सयंक्रत पंजीयन अधिकारी

पेशकर्ता :- thru ASHOK KUMAROTHER MLT PROPMART PVT LTD

दावेदार :- thruVISHAVAJEET DHANKHAROTHERST PATRICKS REALTI PVT

गवाह 1 :- SHRI CHAND NUMBERDAR

गवाह 2 :- NARESH_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8139 आज दिनांक 04-11-2022 को वही नं 1 जिल्द नं 6739 के पृष्ठ नं 104 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 328 के पृष्ठ संख्या 57 से 58 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 04-11-2022

उप/सयुंक्त पंजीयन अधिकारी(सोहना)

Sub Registrer





- (B) The Developer has represented that it has the professional expertises resources and experience to undertake, execute and complete the Real Estate projects including land consolidation, procurement, aggregation for Residential /Commercial /IT /ITES Complex and have accumulated huge chunk of land in village Sohna, Berka, Khaika, Dhunela and other villages in and around Sohna under the Development Plan of Sohna Town ("Project Area").
- (C) The Developer has conceptualized a residential / commercial project and is in process of filing additional application for the grant of license for plotted development to the Office of the Director General, Town and Country Planning, Government of Haryana for such development.
- (D) The Landowner has shown its interest to the Developer to get consolidated its quantum of land inside the Project Area on the mutually agreed terms and conditions and through its own resources and finance.
- (E) The Developer has also represented to the Landowner that it shall obtain all the statutory approvals, file the necessary documents for itself and on behalf of Landowner and comply with the laws, rules, regulations, and notification whether it is required for development and construction of such residential/commercial complex on the Project Land.
- (F) The Developer has carried out the due diligence and verified the title, ownership and possession of the Landowner with respect to the Project Land and is fully satisfied itself that the Landowner is the absolute owner and titleholder and in the possession of the Project Land.
- (G) Relying on the representation of the Landowner, the Developer has agreed to obtain the development rights on the Project Land and share the licensed area upon development of the Project Land in the agreed ratio as mentioned hereinafter.
- (H) The Parties hereto now wish to record and set out the detailed terms & conditions as appearing hereinafter in this Agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, THE PARTIES HERETO AGREE AS FOLLOWS:

1. SCOPE

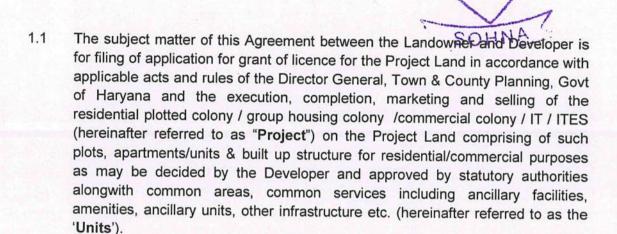




- (B) The phase operands the street of the street operand of a supplementation of places of the street operands and complete the Real Estate or properties in the supplementation of the street operand of the street of the street of the street operand of the street operand of the street operand of the street operand op
- (ii) The Division has connectivitied a restee Ad a commercial british and to inprocess of thing additional application for the gram of teams for all applications of the Division Forms of the Division for the Division for the Division for the Division of the Division for the Division of the Division
- (D) The bandowner has shown its interest onthe bendinger to get consciously the auditors of their basis has been maked and provide their and the maked bending a new visitable and the second bending the second bendin the second bending the second bending the second bending the se
- (2) The Considerer fore also represented to the considerer install sides of the object of the plants of the plants of the considerer of the plants of the pl
- The Developer has carried as the designment and varified (as this connecting and conference of the transfer of the Landowner with respond to the Protect Land and is first and and its transfer a
- (G) Relying on the relocation of the Landman site therefore has agreed to obtain the relocation of the Relocation between the control of the Relocation of t
- S princi pelicies vigit and this birs become of flaw woo, others solitated will (4)







1.2 Subject to the compliance of the terms and conditions of this Agreement by the Developer, the Developer shall have obligations to undertake, execute, develop, construct, market and sell the developed plots/units of Project at its own cost and resources.

2. CONSIDERATION

The Developer shall pay an amount of Rs. 77,50,000/- (Rupees Seventy Seven Lac and Fifty Thousand only), calculated at the rate of Rs. 1,50,00,000/- (Rs. One Crore and Fifty Lac only) per acre, as interest free refundable security deposit ("Refundable Security Deposit") to the Landowner, out of which an amount of Rs. 25,83,334/- (Rs. Twenty Five Lac Eighty Three Thousand Three Hundred and Thirty Four only) has been paid at the time of registration of this Collaboration Agreement vide cheque bearing no. \(\frac{110}{20}\) drawn on \(\frac{110}{20}\) Rs. 25,83,333/- (Rs. Twenty Five Lac Eighty Three Thousand Three Hundred and Thirty Three only) shall be paid after expiry of 12 (twelve) months from the date of registration of this Collaboration Agreement and balance amount of Rs. 25,83,333/- (Rs. Twenty Five Lac Eighty Three Thousand Three Hundred and Thirty Three only) shall be paid after expiry of 24 (twenty four) months from the date of registration of this Collaboration Agreement.

The Landowner shall refund the entire Refundable Security Deposit to the Developer at the time of receipt of notice of possession letter of its developed plotted area form the Developer, as mentioned in clause 2.2 below.

2.2 The Landowner shall receive developed plotted area equivalent to 600 sq. yds. for every acre of Project Land. The Developer shall allot in favour of Landowner developed residential plotted area admeasuring 310 sq. yards ("Landowner's







The context of account of the party of bound of bound of the frequent of the product of the party of the part

Supported the compliance of the terms and codemons of the American System Developer of the Complete State of t

ACCESSED THE THE SECOND

The distributed as the property of the propert

The Language unter output the visite tratundates Security Delegas () and perfect at the store of mestal at both a placement of the developed of shall are be seen than the Developer as mailtioned in charge 2 a below.

the vertical or see that is the property of th







Allocation") the location of the developed residential plotted area image be anywhere in the Project, the Landowner shall not raise any objection on the same.

2.3 The Landowner and Developer shall be responsible and liable in respect of Income Tax, Goods & Service Tax and all other Applicable Statutory Tax with respect to their respective share of the developed Project area or the sale proceeds thereof.

3. RIGHTS AND OBLIGATIONS OF THE DEVELOPER

- 3.1 The Developer shall on behalf of or through the Landowner shall apply and pursue with the statutory authorities for requisite permissions, sanctions and approvals for the construction of the Project on the Project Land in accordance with the applicable laws, by-laws, rules and/or regulations. The Owner shall render all assistance as may be required by the Developer to obtain such permissions sanctions and approvals. In case any Bank Guarantee is required to be furnished to the office of DTCP or other authorities in the name of the Owner, then the same will be arranged by the Developer as and when asked by the DTCP or other authorities to do so.
- 3.2 The Developer shall finalize all plans of the Project to be submitted for sanction to the sanctioning authorities and the Owner shall not have any objection on this.
- 3.3 The Developer shall pay all costs, fees and other expenses of the contractors, architects, consultants, and other technical experts and all other expenses necessary for the development, completion, marketing and selling of the Project including wages and salaries to all persons employed for this purpose by the Developer or by its agents or nominees and the Owner shall not be responsible or liable for such payments in any manner.
- 3.4 The Developer shall obtain license from the office of Director General, Town and Country Planning, Haryana ("DTCP") and all other approvals required for the development of Project Land at its own cost and expenses. Further the Developer shall complete the development & construction of Project Land within stipulated time period. All the expenses and costs related to the commencement, construction and completion of the Project including expenses and costs for getting the statutory licences and approvals for the commencement, construction and completion of the Project shall be exclusively born and paid by the Developer and the Owner shall not in any manner be liable to pay such costs and expenses. Both the parties shall be obligated to fulfill all the terms and conditions of license granted by Director General, Town & Country Planning, Haryana.





Althoration of the revision of the developed remained into the particle of the control of the co

The Landowski and Directoper shall be responsible and liestle in region of the Landowski for the state of the country of the c

ESPECIAL AND TO SHOUL OF SHE BEST ON SHEET

The functional date removed the control of the cont

3 The Device per visit finals, at pass of the Payad to be coprished for e-miles to the rangium of publication and the Comer shall not have any objects on to bis can be.

The Developer shall pay an obey, took and office organized or the challenges and expenses are property assessment of the challenges reported to the disconnect of the challenges of the Property of the disconnect of the challenges of the Property of the disconnect of the challenges of the the challenges of the challeng

The description shall obtain liquid with a since of Director General Town and Country Internation Principles of Director and Country Internation of Principles (Leave of the country that are consistent of Principles (Leave of the country) of the country of the c







- 3.5 The Developer shall pay the Statutory applicable fees and other charges to the Director General, Town and Country Planning, Haryana in order to obtain licence for the Project on the Project Land.
- 3.6 The Developer shall decide formats of all the agreements, deeds and documents to be executed with allottees/buyer/lessee of the Flats / Plots / Units and the Parties shall execute the agreements, deeds or other documents only in such format as decided by the Developer.
- 3.7 Upon completion of development work of the Project Land and after receiving of the completion certificate/part completion certificate, occupation certificate/part occupation certificate, as the case may be, of the Units/plot, the Landowner shall join as a party to execute the conveyance deed/lease deed in favour of the respective allottees/purchaser/lessee.
- 3.8 The Developer shall hand over the possession of the Units to the respective allottees/purchaser only after receiving the completion certificate/part completion certificate, occupation certificate/part occupation certificate, as the case may be.
- 3.9 The Developer shall achieve the maximum Floor Area Ratio (FAR) as permissible under the law or allowed by the statutory authorities on Project Land.
- 3.10 During and for the development & construction on the Project Land, the Developer shall have the right to engage any contractor for the purpose of construction or any part/phase of the construction or any work incidental to the construction for the Project on the Project Land. The Developer alone shall be liable for any claim, compensation, damages and any other liability, if any, whether statutory or otherwise arising from such engagement of the contractor or sub-contractor as a principal employer or otherwise and the Owner shall not be liable for any such claim, compensation or damages in any manner.
- 3.11 The Developer shall use construction materials of best industry standard in the construction and completion of the Project on the Project Land and for any claim of liability whether statutory of otherwise on account of using the substandard quality of the material by the Developer in the construction and completion of the Project, the Developer alone shall be responsible.
- 3.12 The Developer shall obtain licence/additional license, approval/sanction of lay out plan, Zoning plan, building plan, occupation certificate, completion certificate etc. from Office of the Director General, Town and Country Planning, Haryana, the







The Daverage shall paying Stagnay anothers to be so as a second of the Daverage of the March 1997 of t

The Contractor and design to make or all the agreements would not retained and on the property of the contractor of the

Associated at the description of the state of the Property and order to the state of the state o

The Dovernor state near the processor of the second of the United States of the second of the second

SE TAKEN STAR ASSA COOPI (NOMINEM ON ANOME STAR SESSION OF STA

Cariffy and for the development & consistence on the Project Land the purpose of the project and the purpose of the construction and provided the construction of the purpose of the construction of the purpose of the construction of the project of the Project of the Third Construction of the Project of the Third Construction of the Project of the Project of the Construction of the Project of th

The Developer shall get construction contents of the Project of the Contents of the analysis of the contents of the Project of the Project of the contents of

The Minds of the August of the Control of the South of th







developer shall also obtain other necessary approvals as may be required for development of Project Land including but not limited to permission/sanction/NOC from the office of Ministry of Environment and Forest, Airport Authority and any/all other statutory authorities as may be applicable for development of the Project Land. The Developer shall, subject to force majeure conditions, complete development of the Project Land within 72 months of registration of this Agreement.

- 3.13 In case the Owner is required to furnish any bank guarantee to any authority on account of delay in completing the development/construction work, as per the agreed timeline, the Developer shall furnish a counter guarantee to the Owner, equivalent to the value of the delayed work or other amount as may be needed.
- 3.14 The Developer shall be at liberty to avail, if required, the loan facilities from the bank, financial institutions or from any other party for the development and construction of the Project or part of the Project Land, on such terms and conditions, as agreed between the Developer and the bank/financial institutions /other party. For the purpose of obtaining such loan/finance, the Developer shall be entitled to hypothecate/mortgage the Project Land or part of the Project or receivables/other assets. Such loans shall be used exclusively for the Project.
- 3.15 The Developer shall complete the development/construction work on the Project Land, obtain completion certificate/part completion certificate, occupation certificate/part occupation certificate, as the case may be, for the Project Land and offer possession of the Landowner's Allocation to the Landowner.
- 3.16 The Developer may amalgamate, merge, and consolidate any other land into the Project Land while carrying out development of the Project or amalgamate any other project on the Project Land, as may be allowed under applicable policies of DTCP Haryana. The Developer shall ensure that entire Project Land is used for the Project in totality.
- 3.17 The Developer shall not use the Project Land for any purpose other than the purposes of the Project and purposes incidental thereto as permitted under this Agreement and approved by the competent statutory authorities.
- 3.18 Subject to the terms of this Agreement, the Developer shall have the right to execute, develop, market and sell the Project as it may deem fit and proper.





development and principle of the independent proposed of the proposed of the contract of the development of the proposed of the proposed of the contract of th

in case the Grandr in received in franch and conformalished an explainable of the case of

The disconductive and the adaptive or many or avail or required the four teathers from the paint of the contract of the frequency of the Project Land, on such teams and containing on the Project Land, on such teams and containing on the Project Land, on such teams and the contract of the project of the Project Land or paint of the Project should be contracted to the Project Land or paint of the Project of the Project Land or paint of the Project of the Project of the Project Land or paint of the Project or the

A 15 The Davoloper shall complete fine development/construction white entitle Project Lard, parties edinpleton endinates or the completion continues or the completion continues to the completion continues as the cost may be done for the Project Land and other posteression of the Landounes and other posteression of the Landounes.

The Developp may among halo period portroling as any other and incident period period of the Project Incident period period

with matter parameter with not bread toward with the parameter property of the parameter of

at their art man far to retain and out incomes A of the prince will go the public of a Concept to the many or other payors all their previous and retained or







4. RIGHTS AND OBLIGATIONS OF THE OWNER

- The Owner is and continues to be the only legal owner and titleholder of the Project Land and the Developer unconditionally undertakes that at no point of time it shall claim any right, interest or title in the Project Land in any manner, except as detailed herein.
- 4.2 Subject to other terms and conditions of this Agreement the Owner has upon the execution of this Agreement given complete rights of development of the Project on the Project Land to the Developer.
- That the Owner shall execute & register Irrevocable General Power of Attorney 4.3 & Special Power of Attorney authorizing the Developer for submitting applications to various authorities for obtaining license, approvals, sanctions for development of the Project Land and/or allotment of the developed Units, to hand over possession and to execute conveyance deeds of respective Units in favour of purchasers, to issue orders for procuring building materials/other materials, to issue work orders/contracts, to appoint contractor, architect and other professionals as may be required for development of the Project Land and for all other matters required to be done and performed in connection with the development, construction and completion of the Project Land in accordance with the applicable laws, rules and regulation, to give authority and power to enter into booking application, execute and get registered the agreement for sale/plot buyers agreement, conveyance deed/sale deeds/lease deed in favour of allottees/purchasers/lessee of the developed Units, to receive booking amount/sale consideration/rent in its own name from the allottees/purchasers, to issue receipts for the same.
- The Owner shall, if required, sign and execute any/all documents, as may be required, for sanctions and other statutory approvals for the Project including registration of the Project with Haryana Real Estate Regulatory Authority, Gurugram under RERA Act & HRERA Rules. However, all expenses, fees and charges payable for such sanction and approvals shall be born and paid by the Developer.
- 4.5 The Owner covenants with the Developer that it shall supply and provide all documentary evidence as may be required by the concerned statutory authorities and the Owner shall upon the request of the Developer sign, and execute such other documents and deeds and papers etc. as may be necessary for the development, construction and completion of the Project. However, the Owner shall not sign and/or execute any document or deed which may adversely affect the ownership or title of the Project Land.





RELEASE AND DISTRIBUTIONS OF THE CHINESE

the Crisus is one construes to its ting only legal owner and interioral of the Project Land and the Developer unconditionally undertakes that at on polici of time it shall dain any right interest or little in the Project Land in any notions, except as distribution on.

Somes in other terms and commons of this Appelmant the Owner has head for a second second for a second seco

That the work at which and the property of the provided control of the provided of the provide

political located out to elevations violated with the endounce has because a political located out to elevations violated with the endounce has because the political terms of the endounce has received the endounce of the e

The Owner countries with the Osystates that it shall supply not provide all documentary exclusive on the polytector of the polytector social coverages of the Despector social and organization of the Despector social and organization with the Countries of the Despector social and organization of the Despector of the Countries of







4.6 Subject to the compliance of the terms and conditions of this Agreement by the Developer, the Owner shall not interfere with or obstruct in any manner with the execution and completion of the development and construction of the Project and/or booking and sale/lease in the Project area.

5. REPRESENTATION AND WARRANTIES BY DEVELOPER

The Developer represents and warrants that:

- (a) Developer has full power and authority to enter into and implement this Agreement.
- (b) Developer or any of its subsidiary or its holding company shall not claim or raise any dispute against Owner or any of the subsidiaries or holding company of the Owner with respect to the Project Land.

6. REPRESENTATION AND WARRANTIES BY THE OWNER

The Owner represents and warrants that:

- (a) The Owner has full power and authority to enter into this Agreement.
- (b) The Owner is the rightful owner of the Project Land and has marketable title and full power to hold, dispose off and deal with the same for the purpose of this Agreement.
- (c) Subject to other terms and conditions of this Agreement, the Owner shall not do any act/omission to dispossess the Developer from the Project Land.

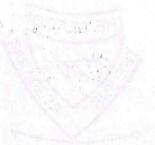
7. EVENTS OF DEFAULT

The following events shall constitute an event of default by the Developer ("Developer Event of Default") unless such event has occurred as a result of a Force Majeure Event:

- (a) The Developer is in breach of any term and condition of this Agreement.
- (b) The Developer or any of its subsidiary company or holding company or other associate company claims its entitlement or raises any disputes based on title of the Project Land or any portion of the Project Land in any manner whatsoever.
- (c) Resolution is passed by the shareholders of the Developer for voluntary winding-up of the Developer.
- (d) The Developer is adjudged bankrupt or insolvent or if a trustee or a receiver or provisional liquidator or administrator is appointed over the substantial portion of the Developer's assets.







Subject to the compliance of the terms and conditions at this Agreement's 2 of Conditions, the Owner shall not marriage with or obelinist in any matrice with the expection and competion of the development and construction of the Trees.

REPORTED THE PROPERTY AND AND THE PROPERTY OF A PROPERTY O

the Developer requestions are second of a

- (a) Description lies, full grows and guistingly to either into and phylometry this Adjournment.
- (ii) Cavalingar or any of the existingly or he holding dominarty shall not unless or reduced trates are contained for the Owner with Lesson Leston Product Lend

DEPRESENTATION AND WARRANTES AT THE ORDER

high street ear has directing a sold of

- 16) The Comb track of colors and control to select loss that Associated
- (b) The Chines is the Highland owner at the Project Land and international rate (b) and the purpose of the land water in the purpose of the purpose of the first books and the first books
- (c) Subsect to with terms and conditions of this Adjustment time divines and not

EXEMPS OF GENERAL

The following owenis shall constitute an every of default by the Developme ("Boyelable Event of Setsate") untage such south his agriculation is a maint of a Food Melalus Event.

- minment of all the relations the investore to the state of the state o
- (d) the firest or transfer or year and the property of the series of the firest or transfer or transfe
- ist. Manabilitie in passed by the advertishing of the Developer for voluntary







(e) The Developer is ordered to be wound up by a Court of competent H N jurisdiction, except for the purpose of amalgamation and reconstruction, or files for voluntary winding up except for purposes of amalgamation or reconstruction provided that the property, assets and undertakings of the Developer are transferred to a successor and provided that such amalgamation or reconstruction does not adversely affect the ability of the amalgamated or reconstructed entity to perform its obligations under this Agreement and the successor has assumed in writing unconditional responsibility for the performance of the Developer's obligations under this Agreement.

The following events shall constitute an event of default by Owner (a "Owner Event of Default") unless such event as occurred as a result of a Force Majeure Event:

- (a) The Owner is in breach of any term and condition of this Agreement. The ownership or possession of the Owner of the Project Land is transferred to any third party due to any order/judgment of competent court.
- (b) Resolution is passed by the shareholders of the Owner voluntary winding-up of the Owner .
- (c) The Owner is adjudged bankrupt or insolvent or if a trustee or a receiver or provisional liquidator or administrator is appointed over the substantial portion of the Owner's assets.
- (d) The Owner is ordered to be wound up by a Court of competent jurisdiction, except for the purpose of amalgamation and reconstruction, or files for voluntary winding up except for purposes of amalgamation or reconstruction provided that the property, assets and undertakings of the Owner are transferred to a successor and provided that such amalgamation or reconstruction does not adversely affect the ability of the amalgamated or reconstructed entity to perform its obligations under this Agreement and the successor has assumed in writing unconditional responsibility for the performance of the Owner's obligations under this Agreement.

In case of default by either Party, as detailed hereabove, the other Party shall only be entitled to claim damages/compensation as per applicable laws.

8. ACQUISITION

If the Project land or any part thereof is notified for acquisition, the Developer shall be authorized to challenge such notifications/ acquisition and file necessary





A HELDER with a product of the source of the second of the source of the

The dispersing execute small consists on another of deposit by course in Congruent Events of Calculate and Calcula

- (b) The Cycles is in unable of any semi-sed regulating of the Managem. The owner ship by cauchann at one colonia of the Proper unit is republiced to any triod party due to any embryologic emit or operation open.
- (b) Restriction is present by the similabeliates of the Carnet voluntary undergroup voluntary
- The Time O since is adjusted the company or an application of the substance of the company of the compa
- (ii) The Divines is creating to be vacual up by a Cinit proposition on the for except the constitution of the constitution of

In case of network for extract Porty, as desided becombined the other Porty shart of the be entitled to state day, as a formal state of the state of

If the Present that or any of a Penert is natiled by adjusting the December of the December of the December of the Companies of the Companies







proceedings in this behalf. The Developer shall try its level best to have such land released from the purview of acquisition. However, in case the Project land or any part thereof is acquired and no FAR qua such acquired portion is available to the Developer, in such event the Developer shall be entitled to claim back the proportionate amount of refundable security deposit and the Land Owner's Allocation shall stand reduced proportionate to such acquired land. The compensation amount shall belong exclusively to the Owner.

9. FORCE MAJEURE

If the performance of this Agreement is interfered with by reason of acts of God, pandemic, epidemic, explosion, vandalism, storm or other similar catastrophes, or of any civil or military authority, national emergencies, insurrections, riots, wars, or strikes, lock-outs, work stoppages or other labor difficulties; ("Force Majeure"), then the Party affected shall be excused from such performance on a day-to-day basis.

In the event of occurrence of Force Majeure event, the affected Party shall within fifteen days from the date of such occurrence notify the other Party, stating the nature of such events and the degree to which the performance under this Agreement shall be affected. Likewise, upon the cessation of such event, the affected Party shall provide prompt notice to the other Party.

10. INDEMNITY

- 10.1 The Developer shall indemnify and keep the Owner saved, harmless and indemnified from and against any and all loss, damage or liability in relation to the construction of the Project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's sub-consultants, contractor, sub-contractor, employees and/or the agents and any breach resulting in any successful claim by any third party or violation of any permission, rules and regulations or bye-laws or arising out of any accident or otherwise.
- 10.2 The Owner shall indemnify and keep the Developer saved, harmless and indemnified from and against any and all loss, damage or liability resulting from breach of this Agreement by the Owner including any defect in the title of the Project Land, any act of neglect or default of Owner's employees and any breach resulting in any successful claim by any third party or violation of any permission, rules and regulations or bye-laws or arising out of this Agreement.





proceedings in the transit. The Universe what to not level note to \$300 ships and send respond them the published of header them the published in considering and the Constant send of \$100 and sequest to a sequest to a sequest the constant to the Constant sequest to the Constant sequest to the Constant sequest to the Constant sequest to the Land Constant sequest to the Land Constant sequest to the Land Constant sequest to the constant to the Constant sequest to the Constant sequest

SHIP STATE

19.1 a called interest of the Agricultural in manufact with an entered of side of Struct parameter, and the second parameter of the second parameters of the second paramet

In this worst of representation of Force Majorius over the collection of the Army and Majorius (Care Representation of the Majorius of the Army and Army

V Tradition and the

The Developer's shall endemnify and loses the Califor speed framework and recognished from most defining to the construction of the Parket and Bross retailing from mostly of the Construction of the Parket and the Recognish of the Construction of

Los described (added to describe of the form) and provided by the form of the







- 11. The Developer shall be liable to comply with the terms and conditions of license(s) granted for the Project Land by the office of DTCP, Haryana. The Developer shall be liable and responsible to comply with the applicable laws including the Haryana Development and Regulation of Urban Area Act-1975 and rules and regulations framed/issued thereunder. The Developer shall be responsible to comply with the terms of license and the provisions of Haryana Development and Regulation of Urban Area Act-1975 till completion of the Project/development of Project Land, grant of completion certificate/occupation certificate as may be applicable, or as may be directed by the office of DTCP.
- 12. Irrespective of any other inconsistency of other clauses of this Agreement, this Collaboration Agreement shall be irrevocable and no modification or amendment shall be carried out without prior approval of the DTCP, Haryana.

13. ASSIGNMENT

This Agreement cannot be assigned (nor any rights and obligations) by any Party without the express written consent of the other Party.

14. DENIAL OF AGENCY

These presents do not create any Partnership or Joint Venture or Association of Persons between the Parties hereto. Each of the Parties hereto has undertaken obligations and has rights specified hereinabove on their own account and as principal to principal and not on behalf of, or on account of or as agents of any of them or of anyone else.

15. ARBITRATION

Any and all disputes arising out of or in connection with or in relation hereto shall so far as possible, in the first instance, be amicably settled between the Parties. In the event of disputes, claim and/or differences not being amicably resolved such disputes shall be referred for adjudication by a sole arbitrator to be appointed by mutual consent of both the Parties. The proceedings of the Arbitration shall be conducted in accordance with the provisions of the Arbitration & Conciliation Act, 1996 or any rules made there under, as amended from time to time. The seat of the arbitration shall be Gurugram, Haryana. Both the Parties shall bear their respective costs of arbitration proceedings, the fee/expenses of the arbitrator shall be shared equally by both the Parties. The courts at Sohna, Gurugram, Haryana shall have exclusive jurisdiction to entertain and decide any disputes between the Parties.

In case any dispute is referred to arbitration the Parties shall continue to perform their duties and obligations under this Agreement.





Interestable of any object inconsistency of other objects of the Applicable that
Cotal station Population and be ineverable and no modification of solutions
sistiff be outside out without prior acquired of the DESP. Harvers.

THE PROPERTY

This Agreement service de assigned (not get rights and obligations) by any Marky without the expenses without construct of the sorters and

YOUR ENAMED TO THE TO

In malitical participation of any property of the chart beautiful and property of the chartest property of the property of the

SIGNET SERVICE SERVICE

Any serial of the property of the property of the control of the c

To reside a first your a material to set it made to a first or shall converted to perform to the control of the







16. NOTICES

All notices, requests, consents, and other communications hereunder shall be in writing and shall be deemed effectively given and received upon delivery in person, or one business day after delivery by registered post or courier in each case on the address provided hereinabove.

17. SEVERABILITY

In the event that any of the provisions of this Agreement shall be determined invalid, void or unenforceable, such provision shall be deemed to be deleted from this Agreement and the remaining provisions of this Agreement shall continue in full force and effect.

18. WAIVER

A Party may waive any rights under this Agreement only by written waiver duly signed by such Party. No failure of a Party to exercise any right or to insist upon strict compliance of any obligation(s) by the other Party and no custom or practice of the Parties at variance with this Agreement shall constitute a waiver of the right of a Party to demand exact compliance. Waiver by one Party of any particular default by the other Party shall not affect or impair such Party's rights in respect to any subsequent default of the same or of a different nature, nor shall any delay or omission of a Party to exercise any rights arising from such default affect or impair the rights of that Party as to such default or any subsequent default.

19. MODIFICATION AND VARIATION

That any change, modification or alteration or any amendment, whatsoever, to this Agreement or its Schedules, if any, shall be made with mutual written consent of the Parties hereto, signed by authorized representatives of both Parties. Any change, modification or alteration or any amendment in this Agreement shall be done only after obtaining prior approval from the office of DTCP, Haryana.

20. TAXES AND DUTIES

Except the licence fee and other expenses related to the licence or incurred in the procurement of licence all other rates, cesses and taxes due and payable in respect of the Project Land till the date of execution of this Agreement shall be the exclusive liability of the Owner. Upon and from the date of execution of this Agreement, the Developer shall be responsible to pay all taxes, levies, fee and charges on the Project Land and on the construction on the Project Land till the time Units are not completed and transferred to third party/parties for a consideration. On or after transfer of the constructed Units to third parties, the



m det kand jour verste genome demonste op en lije des datemonde untergreben en steer da

order of





liability to pay such taxes or proportionate taxes shall be subject to the agreement with such third parties.

21. GOVERNING LAW

This Agreement and matters connected with the performance thereof will be construed, interpreted, applied and governed in all respects in accordance with the laws of India.

22. STAMP DUTY & REGISTRATION CHARGES

All the expenses of this collaboration agreement viz. Stamp Duty, Registration Fee/Charges etc. shall be borne and paid by the Developer.

23. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties on the subject matter hereof and supersedes all previous negotiations, commitments, representations and writings, written or oral thereto. Each Party has participated equally in the preparation of this Agreement and assumes joint responsibility for the form and content hereof.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal to these present on the day, month& year first above written in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED

By the within named "Owner" For & on Behalf of

SIGNED, SEALED AND DELIVERED

By the within named "Developer"

For & on Behalf of

MLT Propm

through its authorized signatory

St. Patricks Realty Private Limited,

through its authorized signatory

WITNESS: -1

SHELL GAND MAMBARDAR

WITNESS:-2 - U21 SVT

Naresh S/o Shri Kishan Vill.- Mandawar

14

ent out des recht deuts au proportionate value sinet geografie une sternentes

WALLES WINESTON

and the feature accommodate on the restaurate statem are managed with

STATE OF Y IS STRUCTURED IN VIOLENCE

All the expenses of this policitory discussion of Starrag they designation

THE REAL PROPERTY.

The Agreement constitutes sold and property of the sold without the property of the formal transmitters and the formal transmitters are the formal transmitters.

NATIONAL OF THE PART OF THE PA

STATE AND THE SECURE OF T

all forbid but engales es isses

principle and peak principle of the prin

SOHNA

Company to the street discount

(alaba)

Marious personative at Abureau

TATAL ESSENTING

Waresh List Styl Kishan Wid-Alandovay

SACRARIMATE OF THE PARTY OF THE