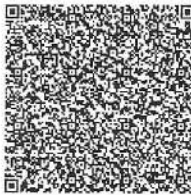


Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL65186543150129W
Certificate Issued Date	: 03-Oct-2024 11:21 AM
Account Reference	: IMPACC (IV)/ dl724303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL72430380682788950211W
Purchased by	: SANJAY SURANA AND OTHERS
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANJAY SURANA AND OTHERS
Second Party	: AMBITION HOMES PRIVATE LIMITED
Stamp Duty Paid By	: SANJAY SURANA AND OTHERS
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Company of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

THIS COLLABORATION AGREEMENT is made and executed on this 07th day of October, 2024, at Delhi.

BETWEEN

(1) **MR. SANJAY SURANA**, aged about 56 years, Son of Late Dungarmal Surana, having PAN: AAUPS8625F, Aadhar No. 6137-8563-5030, Mob. No. 9899994957 R/o 218/5, Sindhora Kalan, Delhi 110007.

(2) **MRS CHANDRIKA AGGARWAL (SURANA)** aged about 30 years, daughter of Mr. Sanjay Surana, having Aadhar No. 6374-6221-9207, Mob. No. 9811484957 R/o E-48, Greater Kailash -1, South Delhi-110048.

(3) **Mr. SURAJMAL SURANA**, aged about 76 years, Son of Late. Noratmal Surana, having Aadhar No. 6759-1401-9495, Mob. No. 9810077761, R/o 1586/1792, Mall Road/ Church Road, Surana Farms, Avenue 13, Vasant Kunj, South West Delhi 110070.

All residents are hereinafter jointly referred to as the "**LANDOWNERS**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include its successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART**.

AND

M/S AMBITION HOMES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, CIN No. U70102BR2009PTC014567, PAN: AAHCA7498N. GST NO. 10AAHCA7498N1Z7, having its Registered office 301, on 3rd Floor, Ambition Ram Square, New Dak Bungalow Road, Jamal Road corner, P.S. Kotwali, Town and District Patna (Bihar), through its Director **SRI DILIP KUMAR MITTAL**, Son of Late Prayag Chand Mittal, resident of Mittal House, Opposite Nilamber Apartment, East Boring Canal Road, P.S. Buddha Colony, Town and District Patna and **SRI RAKESH KUMAR AGRAWAL**, Son of Late Ram Narayan Agrawal, resident of 501, Ambition

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



Surajmal Surana
Chandrika

Residency, behind Narain Plaza, Exhibition Road, P.S. Gandhi Maidan, Town and District Patna, hereinafter referred to as the Builder/ Promoter (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **SECOND PART**.

RECITAL

WHEREAS, the above named First part are the lawful and absolute owner of about 4500 Sq.Yds. equivalent to 3741 Sq. Mtrs. of land, situated in Sindhora Kalan, Gulabi Bagh, Delhi-110007, now known as Sanjay Nagar. The landowners acquired the previously mentioned land by virtue of Will and subsequent Sale Deeds and Gift deeds. Copies of Sale Deeds and mutation thereafter in favor of the First Party are attached herewith. The details of land owned by each landowner are mentioned hereunder.

S.No.	Name of the owners	Area in Sq.Yds.
1	Sanjay Surana	4006 Sq.Yds.
2	Chandrika Surana Aggarwal	328 Sq.Yds.
3	Surajmal Surana	166 Sq.Yds.

WHEREAS, the Scheduled property originally belonged to Dungarmal Surana. The Said Dungarmal Surana acquired altogether 10 bigha of land under two separate registered sale deed. Out of 10 bighas of land, 04 bigha 05 biswa land of Plot No. 220 purchased under a registered deed of absolute sale dated 23/12/1957, being deed No. 5969, from Sri Surendra Singh, son of Late Nemi Chand Saini and the remaining 05 bigha 15 biswa land of Plot No. 219 purchased under a registered deed of absolute sale dated 08/10/1957, being deed No. 4103 from Sri Om Prakash, son of Ch. Maanik Chand Saini, for valid consideration. Subsequently, the said Dungarmal Surana took possession of the entire land and got his name mutated in government records.

WHEREAS, the said Dungarmal Surana died on 09/07/2000 leaving behind his only son Sri Sanjay Surana. After the death of Dungarmal Surana, the aforesaid property divided and demarked by survey report on 21/08/2009 and mutation dated 20/08/2009.

WHEREAS, the said Dungarmal Surana during his life time executed a will in favour of Sri Suraj Mal Surana, Sri Ashok Kumar Kothari, Kumari Chandrika, now Smt. Chandrika Surana Aggarwal and Sri Ashok Kumar Dugar & Rajendra Kumar Dugar and Nazar Kanwar Surana Charitable Trust. The details of land bequeathed and allotted to above



Surajmal Surana

Suraj

Chandrika

For Ambition Homes Pvt. Ltd.

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For Ambition Homes Pvt. Ltd.

Director

named legatees by the testator as per the map attached in the will and by the mutation done by the tehsil department by measuring the land are as follows :-

S.No.	Name of the Legatee	Area (In Sq.Yds)
1	Surajmal Surana	460 +166
2.	Ashok Kumar Kothari	460
3	Chandrika Surana Aggarwal	328
4.	Ashok Kumar Dugar & Rajendra Kumar Dugar.	330
5.	Sanjay Surana	2756
6.	Nazar Kanwar Surana Charitable Trust.	5500

For Ambition Homes Pvt. Ltd.

Director

WHEREAS, the said Dungarmal Surana, the testator died on 09/07/2000 and after the death of the testator, the above named legatees took possession of their respective allotted land and got their names mutated on 20/08/2009 in competent authority.

WHEREAS, subsequently, on 30/03/2001, Suraj Mal Surana, son of Norat Mal Surana executed a deed of Gift in favour of Sri Sanjay Surana, son of Late Dungarmal Surana and got the same registered on 07/04/2001, being deed No. 1313 registered at Delhi, by which, Suraj Mal Surana transferred 460 Sq.Yds. land of Municipal property No. 219, Khasra No. 219, Khewat No. 14, Khatauni No. 35, situated in Sindhora Kalan, Delhi, in favor of Sri Sanjay Surana

WHEREAS, as stated above, Sri Ashok Kothari acquired 460 Sq.Yds. land in terms of the aforesaid Will executed by Late Dungarmal Surana. Subsequently, the said Sri Ashok Kothari sold and transferred (300) Sq. Yds. out of aforesaid 460 Sq.Yds. land to Sri Sanjay Surana by a registered deed of absolute sale dated 01/02/2001, being deed No. 390.

WHEREAS, subsequently, the said Sri Ashok Kothari, through his appointed attorney Smt. Urmila Surana, vide Power No. 1065, dated 17/01/2001, being Book No. IV, Volume No. 389, pages from 103 to 106, sold and transferred the remaining 160 Sq.Yds. land to Sri Sanjay Surana by a registered deed of absolute sale dated 30/03/2001, being deed No. 1312.



Surajmal Surana

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Urmila Surana

WHEREAS, as stated above, Sri Ashok Kumar Dugar and Sri Rajendra Kumar Dugar jointly acquired 330 Sq.Yds. in terms of the aforesaid Will executed by Late Dungarmal Surana and both the legatees had equal share in the said land. Subsequently, the said Sri Ashok Kumar Dugar sold and transferred his land i.e. 165 Sq. Yds. land to Sri Sanjay Surana by a registered deed of absolute sale dated 16/05/2001, being deed No. 1977. Similarly, Sri Rajendra Kumar Dugar sold and transferred his land i.e. 165 Sq. Yds. land to Sri Sanjay Surana by a registered deed of absolute sale dated 27/07/2001, being deed No. 3024.

WHEREAS, besides the aforesaid land, Sri Sanjay Surana acquired 2756 Sq. Yds. land by virtue of the aforesaid Will as per map attached in the will and surveyed by the tehsil department. By this way, as on date Sri Sanjay Surana is the absolute owner of 4006 Sq.Yds (2756 + 1250 purchased) land, out of 4,500 Sq. Yds. land and the remaining 328 Sq.Yds land belong to Smt. Chandrika Surana Aggrawal and 166 Sq.Yds. land belong to Sri Surajmal Surana.

WHEREAS, the above named Landowners got interested to construct one multistoried building as per the sanctioned map over the aforesaid plot through any promoter/ Builder and for that the Landowner expressed their desire in public. When the above named directors of the builder company came to know the desire of the Landowners, they approached the Landowners and showed their willingness to develop the aforesaid land and construct one or more multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016.

WHEREAS, after negotiation and discussion, the Landowners considered the proposal of the promoter and agreed to develop the scheduled land through the above named promoter. During negotiation, the Landowners represented and declared that:-

(A) (i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The Landowners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.



Surajmal Surana

Asst.

Chandrika

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Director

(iii) No notice or notification for acquisition/requisition under any of the statutes is presently in force have been received, served or passed by the Delhi Development Authority, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) There are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) The Landowners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof at present in favor of any third party.

(B) And whereas, the Landowners are interested in getting constructed one or more multi-storied building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid promoter, offered to develop and construct at its own cost, a multi-storied building complex on the said property of the land (hereinafter referred to as the said building) and the

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the Landowners as herein recorded, an agreement for development of the said property by the aforesaid promoter has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) That it is pertinent to mention here that prior to execution and registration of this Development Agreement, the Landowners prepared a building plan through an architect and got the same approved from competent authority being building plan case No. 10118794 dated 12-07-2024. At the time of execution of this agreement, the landowners handed over the said sanctioned building plan to the promoter and directed to construct the proposed multistoried building as per sanctioned building plan and the promoter agreed to do so.



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For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.
Director

(2) The aforesaid Landowners do hereby appoint the aforesaid promoter as the promoter of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowners the exclusive right, possession and license to develop the said property, fully described in the **First Schedule** hereunder written in the manner and on the terms & conditions hereinafter mentioned.

(3) That the entire area of land as given in First Schedule of this agreement shall be handed over to the promoter by the Landowners for construction of a multistoried building complex after dismantling the old structure built thereon and the entire cost to be incurred for construction of the same shall be borne and paid by the promoter. The promoter will construct the proposed building as per the sanctioned building plan of the competent authority.

(4) It is also agreed between the parties that within 03 (Three) months from the date of execution and registration of this Development Agreement, the promoter shall start the work on this project.

A. That it is agreed by the parties that the promoter shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The promoter undertakes to strictly abide by such plans and the bye-laws of Municipal Corporation of Delhi (MCD) building Rules and Regulation, FAR and density norms, environmental and fire norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(5) The Promoter and the Landowners have jointly assessed that based on presently permissible F.A.R. as per MCD (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The super built-up area does not include saleable parking space, Refugee Floor, External Areas and Roads.

(5A). That it is pertinent to mention here that as per sanctioned building plan, total 42 flats, 02 pent house will be constructed. Out of 42 flats, 23 flats along with equal car parking on pro data basis shall be handed over to the landowners and 19 flats along with equal car parking on pro data basis to each flat will be retained by the promoter as promoter's share and out of 02 pent house each



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Director

party will retain one of the same and both the parties will have exclusive right, title and interest over their respective flats and pent house, including sale, transfer mortgage or otherwise. The flats and pent houses are demarcated in the annexure attached herein and owners share is shown in green color and the promoters share is shown in yellow.

(5B). That as per the sanctioned building plan, total 15CSP flats will be constructed, out of the said flats, 07 flats will be retained by the landowners and 07 will be retained by the promoter and the remaining one will remain in the common pool of both the parties.

(6) That after execution and registration of this COLLABORATION AGREEMENT the promoter shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The Landowners shall extend all co-operation to the promoter by providing all papers, which are in its possession, required consent letter, Authority Letter etc.

(7) That the builder/promoter will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the 23 flats and one pent house to the landowners within 42 (Forty Two) months from the date of handing over vacant possession of the Scheduled land to the promoter. The civil structure of the building should be completed within 30 months from the date of handing over vacant possession of the Scheduled land, whichever is later. In case the promoter fails to complete the construction work within the stipulated time as mentioned above, then the Landowners will provide 06 (Six) months more time to the promoter as grace period. Failing which the Landowners reserve the right to get the building complete on the risk and cost of builder with additional penalty of **Rs. 2,50,00,000/-** (Rs. Two Crore Fifty Lakh Only) along with the penalties specified in point no. 8 of this agreement.

(8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Promoter i.e. strike, natural calamities like floods, earthquake, war, lockdown, Covid-19 and riots/pandemic in or around India affecting the construction work, it should be proper recording & signed by the both the party, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it

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Director



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would be seen and judged mutually by the Landowners and the Promoter.

(9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 06 of this COLLABORATION AGREEMENT. If the promoter failed and neglected to construct the proposed multistoried building within the time to be prescribed by the RERA then the entire penalty to be imposed by the RERA shall be paid by the promoter and in that eventualities the Landowners will not be liable.

(10) That the promoter will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before the court of law for the same. The Landowners will not be responsible for the same in any way.

(11) That the entire multistoried building shall be constructed by the promoter and the entire cost to be incurred for construction shall be borne and paid by the promoter including the cost of Govt. Charges for sewerage, water and electricity sub-stations, electric security etc. drainage, external development, common areas, roads, parking areas, refugee floors, external facade of the building with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land owner and other inmates of the building.

(12) The name of the proposed multistoried building complex shall be "....." or any other name as the parties mutually agreed upon.

(13) That as stated above total 42 flats along with 2 pent houses and 15 CSP flats would be constructed in the proposed multistoried building, out of which, 23 flats along with equal parking space to each flat and one pent house and 07 CSP flats will be retained by the Landowners. Similarly, 19 flats along with equal car parking space to each flat and one pent house and 07 CSP flats will be retained by the Promoter and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such

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terms and conditions as they may deem fit and proper. It is agreed between the parties that the promoter will first hand over the vacant possession of the landowners' share to the Landowners with all amenities and then only they would hand over possession to its purchasers but the promoter may enter into an agreement for sale with its intending buyers soon after execution and registration of this COLLABORATION AGREEMENT and after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(14) It is pertinent to mention here that all EWS will be constructed as per general specification of the government.

(15) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement.

(16) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(17) The Landowners have deposited EDC to the government and will recover from the sale of all the flats/ units of The Developer as well as The Landowners from the intending buyers @ Rs. 5 lakh per flats.

(18) That the promoter shall develop the said property themselves at its own costs, expenses, and efforts and will be responsible for the development of the said land, but the Landowners will have the right to inspect the development and construction of the said multistoried building. The promoter will use the standard materials as per advice of Architects.

(20) That the Landowners are entitled to verify and supervise the quality of materials to be used by the promoter for construction of the building. If the Landowners find that the materials to be used for construction is not up to the mark and not of good quality then the land owners should intimate the same to the promoter and suggest them to use better quality of materials and the promoter shall rectify the same at once, the Landowners will not force to stop the construction work, if the promoter do the work as per agreement and by adhering all related law and using standard material and good workmanship. The material used in

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Signature

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Signature

construction should be in knowledge of the architect and should be as per drawing.

(20) From the date of delivery of possession of the Landowners' share/flats to the Landowners or their allottees and the Promoter &/or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by in this regard.

(21) The Landowners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Promoter thereon for the purpose of development pursuant to this COLLABORATION AGREEMENT. The Landowners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispose the said promoter directly or indirectly from the said property save and except as provided in these present.

(22) The promoter shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Promoter's area in the said building and which does not form part of the Landowners' area, whenever required by the Promoter by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016 with the prior confirmation of Land Owner.

(23) Similarly the Landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Land owners' area in the said building and which does not form part of the Promoter's area.

(24) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this COLLABORATION AGREEMENT and it will be treated as part of the COLLABORATION AGREEMENT.

(25) After the Registration of this COLLABORATION AGREEMENT after registration of this project under the Real Estate (Regulation and Development) Act, 2016 , the Landowners and the Promoter shall be

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For Ambition Homes Pvt. Ltd.

Director



Signature

Signature

Signature

entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of RERA.

(26) That after the completion of the construction of the building project, the promoter/ Landowners shall be absolute owners of their respective shares.

(27) That the all RERA compliance shall be done by Promoters at its own cost & Landowners shall not be responsible for such compliance or any consequential liability in this regard.

(28) That the all-marketing cost, advertising cost, admin cost etc. shall be incurred & bear by the promoters itself.

(29) Any disputes by the Neighbor, Police, Government officials & other illegal persons to be taken care off by the promoters.

(30) compoundable area when constructed will be divided equally on pro rata basis as per the terms and conditions laid down in the aggrement. All expenses legal and for construction shall be borne by the promoter.

THE PROMOTER FURTHER UNDERTAKES -

(A) That the promoter will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Landowners' right, title and interest over the said property may in any manner be adversely affected until the promoter has given delivery of possession of the aforesaid flats and car parking spaces to the Landowners.

(B) The Promoter and/ or its allottees shall not mortgage the Landowners' share/ area with any Bank(s) or financial Institution(s). ThePromoter can obtain loan from any Bank or any financial Institution for the development of the project only but for that the promoter alone shall be liable and responsible. The Landowners shall not be liable and responsible for such loans , mortgage obtained either by the promoter or its allottees and the promoter shall always keep and hereby keeps the landowner indemnified in this respect.

(C-i) To indemnify the landowners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



Sugam Malhotra

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any workman, artisan or invitees or other person whether in the employment of the promoter or not while in or upon the said property and during the period of construction of the said building thereon and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

(C-ii) The promoter and the Landowners shall be solely responsible for any deviation from this current agreement and shall keep each other indemnified for any penalty or stoppage of work in any respect.

(D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the unit holder of the building..

(E-i) That it has been decided that inconsideration of development cost of the promoter, the Landowners given aforesaid flats, car parking spaces, pent house and EWS flats to the promoter. The promoter will pay a sum of **Rs.6,50,00,000/-** (Rupees Six Crore and Fifty lacs) as security amount without interest only to the Landowners as per mutually decided dates and terms & conditions.

ii) Any municipal tax / house tax after this agreement will be borne by the promoter till the completion certificate obtained by the promoter and after that the same will be borne by both the parties as per the respective share.

iii) Any legal or licensing fees related to water department & Electricity department before or after starting of the project shall borne by the promoter.

iv) The promoter/ Contractor must get all its workers, labor, supervisor or any other person working on site must be insured for any type of mis-happening at site, before the commencement of the project. Further, the owner of land /site will not be responsible for any mis-happening occurring at site during the construction phase.

(F) After the delivery or completion of the land owner's area/share of the Landowner all the expenses in respect of the said property and the said building thereon shall be borne and paid by the land owner for his respective share. The Promoter and their nominees separately and proportionately in proportion to their respective share of the total super built-up area will pay their own share of expenses.



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For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director

(G) The Landowners and the promoter hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the same may be constructed by promoter at its own costs and expenses and the extra area constructed will be distributed in 60:40 ratio i.e. 60% is for the Landowner and 40% is for the Promoter.

(H) The Landowners have already given photocopies regarding the title of this land to the promoter. The above photocopies have been annexed in annexure no. 5. The promoter had seen and verified the papers submitted to them.

(I) The promoter shall be entitled to retain only photocopies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Landowners for inspection whenever required by the promoter. However, after completion of the building/project, finally all the required documents shall be handed over to the association or maintenance agency.

(J) The promoter undertakes to manage/ maintain the project/ the Owner's land for a period of 5 years from the date of the grant of Occupation certificate. The parties further agree that the proceeds/ maintain charges in this regard as applicable will be duly paid to the promoter for the duration undertaken by him. The existing members of the society are not exempted from the payment of the maintenance charges and shall be deemed applicable as mutually agreed by the promoter & Owner.

(K) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the PROMOTER as per the agreement for sale relating to such development is brought to the notice of the PROMOTER within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the PROMOTER to rectify such defects without further charge, within ninety days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided that, the PROMOTER shall not be liable for any such structural/ architectural defect induced by the

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



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allottee(s), by means of carrying out structural or architectural changes from the original specifications/ design.

(L) The promoter and the Landowners may form a housing society /association of persons as per Delhi Apartment Act. (With respective share of Promoter and Land owner) and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the Landowners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owner's association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The proportionate share of land will be conveyed to such member, association at the time of registration of unit (s) of the multistoried building.

(M) The common area shall be jointly owned by the Landowners and the promoter of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(N) The Parties agree that in case any fine or penalty/fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne and paid by the promoter alone. The landowner shall have no liability or responsibility for the same.

(O) That the flats, car parking spaces, pent house and CSP flats allotted to the Landowners and the Promoter is clearly mentioned in Schedule-II of this COLLABORATION AGREEMENT. The builder has to provide the completion certificate from the concerned departments. Building Completion, Fire Completion, Environment Completion/ NOC/ Reports & any other completion/ compliance will be taken by the builder. The payment received from the government for the EWS flats will be equally distributed between The landowner & The Promoter.



For Ambition Homes Pvt. Ltd.

Director

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Director

(O) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(P) That the Landowners agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming his right, title or interest on and over the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the land owner and such person(s) and in this respect the land owner shall keep the promoter indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(Q) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. Sitting place of arbitration will be at Delhi.

(R) That the courts of Delhi shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

(S) SEIAA/ MOEF clearances for environment is to be taken by the builder.

(T) For all common area's finishing both the parties along with architect and consultant will decide mutually. Landowners will be kept aware of all the decisions regularly and will be involved in decision making for common areas.

(U) Promoter had paid a sum of **Rs. 6,50,00,000/-** (Rupees Six crore & Fifty Lakh Only) only to the landowners as refundable security deposit. The landowners will refund the said security deposit to the promoter in various stages mentioned below:

a) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid at the of receiving of Italian marble for the share of Landowner of all units of the Landowners share except pent house.

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



b) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the completion of flooring work in all units of the Landowners share except pent house.

c) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid at the at the of receiving of Italian marble for the share of Landowner of stone work in all washroom & units of the Landowners share except pent house.

d) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the completion of stone work in all washroom & units of the Landowners share except pent house.

e) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid at the beginning of POP work of the Landowners share except pent house.

f) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the completion of POP work of the Landowners share except pent house.

g) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid at the beginning of all electrical work in all units of the Landowners share except pent house.

h) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the completion of all electrical work in all units of the Landowners share except pent house.

i) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid at the time of placing of order of the Kitchen in all the units of the Landowners share except pent house.

j) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the installation of Kitchen in all the units of the Landowners share except pent house.

k) Rs. 50,00,000/- (Rupees Fifty Lakh Only) will be paid after the installation fittings & fixtures in all the washroom of the Landowners share except pent house.

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



I) Rs. 1,00,00,000/- (Rupees One Crore Only) will be paid after the completion certificate of the project & handing over the flats and common are in complete habitat to the Landowner.

(V) The promoter donot hold the right to further sublet this collaboration agreement to any Third party.

(W) The sanctioned building plan with construction area chart is enclosed with elevation drawings.

(X) The promoter has seen the documents and photocopy has been taken by him and is satisfied with the papers.

(Y) There shall be no liability of the GST on the Landowner whatsoever during and after construction of the project. Both the parties shall pay their own share of GST as applicable for the sale consideration of their units.

(Z) Total floors description:

- a) 3 (Three) Basement
- b) 5 (Five) Floors EWS & GYM, Pool, CSP, Lobbies, Community Hall Etc.
- c) 21 (Twenty One) Floors Typical (42 flats)
- d) 1 (One) Refugee Floor
- e) 2 (Two) Floors Penthouse (Duplex)

Total: 3Basement + 29 Floors.

COURTS / JURISDICTIONS:

A. All disputes between the parties hereto, under or in respect of these presents and/or in respect of any issues arising out of this COLLABORATION AGREEMENT shall be subject to the jurisdiction of the Courts at DELHI.

B. Any dispute or difference arising out of or in relation to this COLLABORATION AGREEMENT including the interpretation or specific performance of the COLLABORATION AGREEMENT shall be first amicably resolved within (90) days of raising the dispute in writing (notice of dispute being issued by a party in writing), failing which the same shall be adjudicated by appointment of three Arbitrators and the decision of the three arbitrators shall be binding between the parties. Each party shall appoint one arbitrator within 45 (FortyFive) days and

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director



Swagata Swar

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Chandini

both Arbitrators shall with mutual consent appoint a third Presiding arbitrator within 15 (fifteen) days from the date of their appointment. The decision of the three arbitrators shall be binding between the parties and shall be reached by majority. The Arbitrator(s) appointed by the parties shall possess the qualifications/characteristics as described in Arbitration and Conciliation Act, 1996, Arbitration and Conciliation (Amendment) Act, 2015 and if further amended than up to the date of invocation of this clause. The Arbitral proceedings shall be conducted in English and the Award passed by the Arbitrators shall be final and binding on the Parties to the COLLABORATION AGREEMENT. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 Arbitration and Conciliation (Amendment) Act, 2015 and subjected to further amendments. The seat shall be Delhi, and courts of Delhi shall have exclusive jurisdiction over any dispute arising from this COLLABORATION AGREEMENT

Sudhanshu Kumar
Sudhanshu

For Ambition Homes Pvt. Ltd.
Rakesh Agrawal
Director

Chandini

For Ambition Homes Pvt. Ltd.
[Signature]
Director



ATTESTED
[Signature]
**NOTARY PUBLIC
DELHI**

04 NOV 2024

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LANDOWNERS FIRST PART.

All that piece & parcel of vacant land measuring 4500 Sq.Yds. little more or less, pertaining Khasra No.219/220 part, Sadhora Kala, Village, Opposite GulabiBagh Flats, Delhi-110007, P.S. GulabiBagh, Town and District Delhi and the same is bounded and butted as follows:-

BOUNDARY

North :-Part of Gurudwara and School

South :-Main Road 80 Ft. wide

East :-NazarKanwarSurana Hospital

West :-Gurudwara

SPECIFICTAIONS FOR GENERAL UNITS

1	BUILDING	Earth Quake resistant
2	FOUNDATION	As per Structural consultant's design/ drawing
3	WALL FINISHING	RCC Walls/ Brick work or Block work on inner partition walls,
4	EXTERNAL WALLS	As per architect design
5	FLOORING	Common area : Italian Marble on all floor lobby and club house and Granite on staircase
6	TOILETS	Filled with khangar, Water proofing & Covered with Italian marble in floors & walls full height.
7	WINDOWS	All windows frames will be three - track Aluminum / U-PVC with glass.
8	DOOR	Only one main door will be provided
9	ELECTRICAL	Total complete electrical fitting with all lights.
10	WATER SUPPLY	Through Deep Tube Well and overhead tank with government supply.
11	LIFTS	Standard Make: 1 Service Lift & 2 Main lift.(OTIS/KONE/THYSSENKRUPP/SCHINDLER) and One service Lift
12	INTERCOM	Intercom facility for each flat to flat and flat to



Surajma Suresh
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For Ambition Homes Pvt. Ltd.

[Signature]
Director

For Ambition Homes Pvt. Ltd.

Director



		reception counter/parking/club house etc.
13	WATERPROOF	Heat treatment and water proofing of roof top
14	SOLAR ELECTRIC	Solar panel should be installed on the roof and the solar street lights to be installed as per the environmental laws.
15	CHARITY	Charity for Rs. 10 Lacs as per environmental norms should be done & also as per CSR if applicable.
16	EV CHARGING	Should be provided to one parking for each flat.
17	SECURITY	C.C.T.V. surveillance available at the reception counter and CCTV to be installed in parking and common areas.
18	OTHER FACILITIES	<div>(1) All common areas as per architect design.</div> <div>(2) One full size swimming pool (Infinity) & One Kids pool & Common Jacuzzi and club house as per architect design. Plunge pool in each & every flat and Small pool in pent house as per drawing.</div> <div>(3) External development as per architect design.</div> <div>(4) Horticulture and landscaping as per architect design.</div> <div>(5) Roads & Basement as per architect design.</div> <div>(6) Gym and Club area to be of good standard as per five star hotel</div> <div>(7) Centrally AC entrance lobby & all common areas of clubs and activities area.</div> <div>(8) n.a</div> <div>(9) Fire fighting system as per fire rules</div> <div>(10) 100% power backup to be provided</div> <div>(11) Fall ceiling and AC's to be required in some common areas</div> <div>(12) Club House Membership amount to be decided mutually</div> <div>(13) n.a</div> <div>(14) n.a</div> <div>(15) n.a</div> <div>(16) n.a</div> <div>(17) Decomposer, STP, Pumps, Fire fighting equipment's, generator sets etc. will be installed as per the architect drawing.</div> <div>(18) Five tier security system & Lift security system.</div>

For Ambition Homes Pvt. Ltd.

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Sugma Choudhary

[Signature]
Director

[Signature]

Chudhary

For Ambition Homes Pvt. Ltd.

For Ambition Homes Pvt. Ltd.

Director



		(19) chandelier in ground lobby area.
		(20) Small chandelier on each floor lobby area.
		n.a
		(22) Reception area and club house shall be completed with complete furniture and fixtures.
		(23) EWS flats should be completed with the specifications of government.
		(24) CSP shall be completed in all aspect excluding furniture.
		(25) Waste disposal and decomposer for grass as per environment clearance.
		(26) Kids play area shall be completely equipped.
		(27) On 4 th floor there will be provision for 44 stores.
		(28) Entry porch shall be made as per the architectural design.
		(29) Refugee floor shall be completed as per the architectural design with some amenities like Music area, Yoga Room, Provision for Tea/ Coffee vending machines.
		(30) Coffee/ Tea machine in lobby area
		(31) Fitness Centre/Gymnasium, Steam & Sauna with package lockers on 5th Floor.
		(32) Games Room/Recreational Activities on 4th Floor.
		(33) Outdoor areas like playgrounds, Walking paths, Gazebo and Park, Jogging Track.
		(34) Conference Room wherever
		(35) Kid's Indoor play area on 5th Floor
		(36) Multipurpose Community Hall on 5th Floor
		(37) Multi use court
		(38) n.a
		(39) ATM
		(40) High-end finishes and fixtures of basic amenities in common areas
		(41) n.a
		(42) Waiting area for Drivers
		(43) Guard Room & Staff Washroom to be provided
		(44) Fountains for beautification
		(45) n.a
		(46) n.a
		(47) Servant Quarter will be made completely with doors tile flooring and complete bathroom fitting.

For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

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Director

Surbina Yasmin

Apk

Chudhary

ANNEXURE

Complete Italian Flooring	Italian Flooring	Rs. 600 per sq. ft inclusive of labour, transportation, installation & polishing. Note: Base rate of stone is Rs. 400 Sq. Ft.
Washroom Walls & Flooring Italian	Italian Flooring	Rs. 600 per sq. ft inclusive of labour, transportation, installation & polishing. Note: Base rate of stone is Rs. 350 Sq. Ft.
Tiles behind cupboard		Local tiles as in where required
Complete Plaster of Paris on walls & Ceiling	As per the interior architect drawings.	
Kitchen description – <ul style="list-style-type: none"> • Quartz top - 400-600/- • Base structure of boiler • Kitchen shutters finished in pu polish • Chimney and hob of Fabre company. • Gyser to be provided • Glass shutters in aventos (or to be decided as per the 3d you provide) • Quartz sink /ss sink 304 grade • Innotech slim body for drawers in hettich/hafele. • Back splash - quartz same as slab / tile of worth 150 sqft. • Micro wave and oven of faber company. • pantry Light fitting under the cabinets , pantry , skirting of kitchen 		Rs. 7,50,000/- Approximately will be provided by the builder.
Sanitary fittings in washroom	Brands :- Kohler, Toto & Grohe	Rs. 75,000/- per washroom will be provided by the builder.
Powder washroom sanitary fittings	Brands :- Kohler & Grohe	Rs. 40,000/- per washroom will be Provided by the builder.



For Ambition Homes Pvt. Ltd.

Director

For Ambition Homes Pvt. Ltd.

Director

Complete internal electrical wiring	Brands :- Finolex&Havells	
Modular switch boards	Brands :- Norysis	Smart light in drawing & dining (Alexa)
Air Conditions	Brands :- Mitsubishi, Daikin	Complete centralized VRV / VRF system including ducting
Fans		Rs. 3000/- per fans will be provided
Geyser		Rs. 13,500/- per piece in all washrooms.
Shower enclosures		Complete end to end shower closure
Washroom Vanities		Rs. 40,000/- per piece will be provided including looking glass& counter top.
Main Security lock	Brands :- Yale	Rs. 20,000/- maximum price per unit.
Exhaust Fans		Rs. 3000/- per piece in washroom & Kitchen.
Chowkhat		as per architectural design
Paint	Acrylic & Royal emulsion	Only on walls & ceiling. No door paints will be provided.
LED cove lighting	As per Interior drawing	
Ceiling lights	Good company lights as per the architect drawings.	
All kind of labour	All kind of labour work will be included.	

For Ambition Homes Pvt. Ltd.

Sudhanshu Kumar

[Signature]
Director

[Signature]
Chandru

For Ambition Homes Pvt. Ltd.

[Signature]
Director



VALUATION Sq.ft. equivalent to ____ decimals @ Rs.
____/- per decimals, under Thana Code No.
Zone-..... Total Rs.

IN WITNESS WHEREOF the Land Owner and Promoter have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned, in the presence of the following witnesses.

Signature of the Land Owner No.1

1 (Sanjay Surana)

2(Chandrika Surana Aggarwal)

3 (Surajmal Surana)

For Ambition Homes Pvt. Ltd.

Signature of the Promoter

Director

1.

(Dilip Kumar Mittal)

For Ambition Homes Pvt. Ltd.

2.

(Rakesh Kumar Agrawal)

Director



WITNESS NO 1 PAWAN KUMAR DAGA

Aadhar: 254749415252

2A, UPPER GROUND FLOOR,
SANJAY NAGAR, GULABI BAGH, DELHI-110007.
M: 9312820700

WITNESS NO 2

SANCHIT JAIN

Aadhar: 651914703952

E-8, Bhagwan Das Nagar, East Pongabi Bagh
Delhi - 110026
Mobile No - 9899246927

ATTESTED
NOTARY PUBLIC
DELHI

04 NOV 2024

**Owners Flats Shown In Green
Promoter Flats Shown In Yellow**

Numbers	Lift Numbering	Flat Number/ East Side (Hospital Side)	Flat Number/ West Side (Gurudwara Side)
Pent House	29	Pent House of 2floors	Pent House of 2floors
Pent House	28	28A	28B
27th Floor Flat	27	27A	27 B
26th Floor Flat	26	26A	26 B
25th Floor Flat	25	25A	25 B
24th Floor Flat	24	24A	24 B
23rd Floor Flat	23	23A	23 B
22nd Floor Flat	22	22A	22 B
21st Floor Flat	21	21A	21 B
Fire Floor	R		
19th Floor Flat	20	20A	20 B
18th Floor Flat	19	19A	19 B
17th Floor Flat	18	18A	18 B
16th Floor Flat	17	17A	17 B
15th Floor Flat	16	16A	16 B
14th Floor Flat	15	15A	15 B
13th Floor Flat	14	14A	14 B
12th Floor Flat	12	12A	12 B
11th Floor Flat	11	11A	11 B
10th Floor Flat	10	10A	10 B
9th Floor Flat	9	9A	9 B
8th Floor Flat	8	8A	8 B
7th Floor Flat	7	7A	7 B
6th Floor Flat	6	6A	6 B
Community Hall/ Swimming Pool	C		
CSP/ GYM	S3	One Flat by Owner, One by Promoter One Common	
CSP	S2	Owner	
CSP	S1	Promoter	
Lobby	L		
Basement Parking	B1		
Basement Parking	B2		
Basement Parking	B3		

For Ambition Homes Pvt. Ltd.

Sugma Sharma

Rajender Aggarwal
Director

Chandrich

For Ambition Homes Pvt. Ltd.

Director

**Owners Flats Shown In Green
Promoter Flats Shown In Yellow**

Numbers	Lift Numbering	Flat Number/ East Side (Hospital Side)	Flat Number/ West Side (Gurudwara Side)
Pent House	29	Pent House of 2floors	Pent House of 2floors
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23rd Floor Flat	23	23A	23 B
22nd Floor Flat	22	22A	22 B
21st Floor Flat	21	21A	21 B
Fire Floor	R		
19th Floor Flat	20	20A	20 B
18th Floor Flat	19	19A	19 B
17th Floor Flat	18	18A	18 B
16th Floor Flat	17	17A	17 B
15th Floor Flat	16	16A	16 B
14th Floor Flat	15	15A	15 B
13th Floor Flat	14	14A	14 B
12th Floor Flat	12	12A	12 B
11th Floor Flat	11	11A	11 B
10th Floor Flat	10	10A	10 B
9th Floor Flat	9	9A	9 B
8th Floor Flat	8	8A	8 B
7th Floor Flat	7	7A	7 B
6th Floor Flat	6	6A	6 B
Community Hall/ Swimming Pool	C		
CSP/ GYM	S3	One Flat by Owner, One by Promoter One Common	
CSP	S2	Owner	
CSP	S1	Promoter	
Lobby	L		
Basement Parking	B1		
Basement Parking	B2		
Basement Parking	B3		

Sudhanshu

Chandani

For Ambition Homes Pvt. Ltd.
[Signature]

Director

For Ambition Homes Pvt. Ltd.

[Signature]
Director

FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY MUNICIPAL CORPORATION OF DELHI

Building Department (HQ) / HQ Zone

File No. 10118794 Dated: 12/07/2024

To,

Mr. Sanjay Surana, M/S. CHANDRIKA SURANA, Mr. SURAJMAL SURANA
S/O DM SURANA 218/5 SINDHORA KALAN OPP GULABI BAGH FLATS GULABI BAGH, 218/5 SINDHORA
KALAN DELHI, 1586/1792, CHURCH ROAD, MALL ROAD AVENUE 13, VASANT KUNJ, DELHI
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **05/06/2024** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. **219 220 part**, Pocket no. _____, Block no. _____, Sector no. _____, Situated in/ at **Khasra no. 219/220 part at village sindhora kalan near Gulabi Bagh**. I have to state that the same has been sanctioned on **21/06/2024** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 11 day of month Jul year 2029.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part thereof affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.

the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.

10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.

11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location

.....

ii. Name of lessee/owner

.....

iii. Use of the property as per lease deed

.....

iv. Date of sanction of Building Plan with No.

.....

v. Sanction valid up to

.....

vi. Use of different floors and areas sanctioned

.....

vii. Name of the Architect & his address

.....

viii. Name of the contractor and his address

.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of these Bye Laws.

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.
21. Noise related activities will not be taken up for construction at night after 10.00 PM.
22. (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- (iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.
- (viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.
23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.
24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.
25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Block No. Sector No.

Situated in/at. Khasra no.219/220 part at village sindhora kalan near Gulabi Bagh
Delhi.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"This Online building plan sanction of Group Housing has been accorded based on Documents/E-Undertaking/Plans/Details uploaded by the Architect/Owner and NOC/approvals issued by other Agencies. As per UBBL and EODB, there is no provision of site inspection during the process of sanction and as such site status, surroundings, ROW etc has been relied upon the submissions made by the architect and applicant. The genuineness/correctness of the uploaded documents lies with the owner/architect. MCD will not be held responsible for any dispute that arises in the future. In case any discrepancy/misrepresentation/fraudulent statement in contravention of UBBL-2016, MPD-2021, ZDP/NBC code and NOC/Approval from other agencies/department are found/noticed at any stage, MCD shall be liberty to take action as per law against the Owner/Architect/Engineer including revocation of sanctioned plan.

The Applicants/Architect/Supervisor/Structure Engineer shall adhere to the following conditions:-

- 1. All the observations/conditions imposed by DFS, DDA, DUAC, AAI, Environmental clearance by SEIAA, Delhi and any other NOC agencies shall be complied with in letter & spirit during the course of construction at site.*
- 3. The Applicant will not start work at the site unless he has obtained Environment Clearance from SEIAA.*
- 4. No tree shall be fallen/cut at site before/during the construction at site. If any tree is required to be cut/fallen/relocated during construction, the prior approval of Competent Authority is to be obtained.*
- 5. The project shall be registered on DPCC website before start of work, all the conditions of DPCC shall be adhered to at the time/during the course of construction.*
- 6. The project shall be registered with Real Estate Regulatory Authority, Delhi and all the conditions of RERA shall be adhered to.*
- 7. The Unified Building Bye Laws-2016 (Amended up to date) and Green Building Norms, as per Chapter-10 of UBBL-2016 (as applicable), be adhered to during construction.*
- 8. Developer will have to follow latest amendment in MPD-2021 regarding EWS/CSP flats which states that The Developer Entity (DE) shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.*

"

Encl: One set on sanctioned plan

Yours Faithfully

Assistant Engineer (Building)

HQ /HQ Zone(digital signature)

For Commisioner MCD

Copy to: (1) E.E. (B)Keshavpuram Zone

(2) AA & C (HQ/HQ Zone)

Signature valid

Digitally signed by ARVIND
CHOUDHARY

Date: 2024.07.12 12:58:34 IST