

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 31/12/2021

Certificate No. G0312021L788



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 85700924



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Radvin Media Private limited

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 85*****41



Buyer / Second Party Detail

Name: Soka Promoters LLP

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone: 85*****41

Purpose : Collaboration Agreement

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

Radvin Media Pvt. Ltd

Director



For Soka Promoters LLP

Designated Partner

COLLABORATION AGREEMENT

This JV agreement is drawn on the 1st of January of 2022 on a stamp paper having certificate no.G0312021L788 at Gurgaon, between:-

M/s RADVIN MEDIA PVT LTD (Pancard No. _____) a company registered under the companies act 2013, having its registered office at A-127 Niti Bagh New Delhi – 110049, through its director Mr.Kshitij Khemka, S/o Abhay Khemka age 35 years , married, Indian national , Residing at F-033 DLF Crest , Park Drive, Sector-54, Golf Course Road, Gurgaon, Haryana – 122009, Having Pancard – _____, Aadhar Card No. _____, duly authorized by company resolution dated 1st January, 2022 Hereinafter called as "THE Landowner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns thereof) of the First Part.

And

M/s SOKA PROMOTERS LLP (Pancard No. _____), having its registered office at B-3/16 DLF Phase-I, Ground Floor, Gurugram, Haryana - 122002, through its partner Mr.Siddhant Khemka , S/o Abhay Khemka age 32 years , married, Indian national , Residing at C-03 Ground Floor, Bella Casa by Sab Infra, Siolim, Goa – 403517, Having Pancard – _____, Aadhar Card No. _____, duly authorized by Board resolution dated 1st January, 2022 Hereinafter called as "The Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns thereof) of the First Part.

Collaboration agreement is witnessed as under:-

- 1 M/s Radvin Media Pvt Ltd. is in possession of a property known as "ZAMBlichem BHAT/BHAWATAWABO/ CHAMARANCHI/ VALLI" land admeasuring 3975 sqmtrs, having survey no.197/1 at Assagao, Taluka and registration sub district of Bardez, district of North Goa, Goa, the said land is free from all encumbrances of any sort.
- 2 The current value of the land for consideration of this Joint Venture stands at Rs. _____ (as only) all-inclusive cost.
- 3 The entire land is under settlement, but not having any construction permission/ license from any authority such as TCP/ Panchayat.
- 4 Whereas M/s Soka Promoters LLP has approached M/s Radvin Media Pvt. Ltd. to develop villas and market them for sale purposes.
- 5 Wherein both Parties have agreed to get into a collaboration agreement where M/s SOKA Promoters LLP will complete the project within 3 years from the date of signing of this agreement.

Radvin Media Pvt. Ltd

Director



For Soka Promoters LLP

Designated Partner

- 6 M/s SOKA Promoters LLP has committed to pay a lumpsum profit of Rs. _____ (only) to M/s Radvin Media Pvt. Ltd. on the completion of the project within 3 years, irrespective of any profit/ loss of the project.
- 7 M/s Radvin Media Pvt. Ltd. will allow M/s SOKA Promoters Pvt. Ltd. to do all acts and deeds to develop, market and sell the villas without any day to day interference.
- 8 M/s SOKA Promoters LLP will bear the entire cost of construction, marketing, sales, etc or any other cost pertaining to the project
- 9 M/s SOKA Promoters LLP will do all acts as per the prevailing law of all concerned authorities of Goa.
- 10 M/s SOKA Promoters LLP will get the project registered under RERA, post this shall execute any sale.
- 11 M/s SOKA Promoters LLP will get all licenses, permissions required to construct from all concerned authorities, for which M/s Radvin Media Pvt. Ltd. will provide all support like NOC, or any documentation, etc.
- 12 M/s Radvin Media Pvt. Ltd. will raise an invoice to M/s Soka Promoters LLP for the same upon receipt of Occupation Certificate.
- 13 If any of the parties infringes on any of the terms of this agreement, then both Parties have the right to approach court under specific performance act.

M/s RADVIN MEDIA PVT LTD

Radvin Media Pvt. Ltd

Director
(Director)

M/s SOKA PROMOTERS LLP

For Soka Promoters LLP

Designated Partner
(Partner)



ATTESTED
SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

18 MAY 2022