

5

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 12/09/2024

Certificate No. MDL2024110

GRN No. 121324620



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Vikas bansal Etc

H.No/Floor : 839

City/Village : Karnal

Phone: 99*****55

Sector/Ward : 13

District : Karnal

Others : Etc

LandMark : Urban estate

State : Haryana

Buyer / Second Party Detail



Name : Ms kcg Resorts pvt Ltd

H.No/Floor : 0

City/Village: Karnal

Phone : 99*****55

Sector/Ward : 0

District : Karnal

LandMark : 0

State : Haryana

5466
/

Purpose : supplementary addendum agreement

12-09-2024

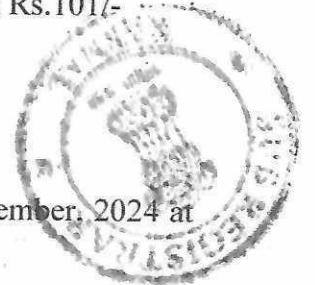
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

Stamp worth Rs.101/-

Stamp Serial No.: MDL2024110 dated 12.01.2024 purchased online

SUPPLEMENTARY/ADDENDUM AGREEMENT

This ADDENDUM AGREEMENT is executed on this at 12th day of September, 2024 at Karnal, Haryana.



Between

1) Vikas Bansal (Aadhaar No.7173-1245-6508, PAN No.AHVPB1398L) son of Shri kailash Chand Gupta son of Shri Om Parkash resident of House No.839, Sector-13, Urban Estate, Karnal and 2) Amit Bansal (Aadhaar No.9398-2223-7036 PAN No.AHVPB1399M) son of Shri Kailash Chand Gupta son of Shri Om Parkash resident of House No.855, Sector-13, Urban Estate, Karnal, 3) Mridul Bansal (Aadhaar No.8904-7882-4213, PAN No.CQPPB3272G) son of Shri Amit Bansal resident of House No.855, Sector-13, Urban Estate, Karnal and 4) Kushagra Bansal (Aadhaar No.9534-5629-7988, PAN No.FFLPB1772K) son of Shri Vikas Bansal son of Shri Kailash Chand Gupta resident of House No.839, Sector-13, Urban Estate, Karnal, having equal share of _____ hereinafter called as the "LAND OWNER" which expression shall unless repugnant or opposed to the context thereof, mean and include his heirs, transferees, successors, representative and assigns) of the FIRST PART.

[Signature]
B.E.

[Signature]
Bansal

[Signature]
SA

[Signature]

For KCG Resorts Pvt. Ltd.

[Signature]
Kushagra Bansal

प्रलेख नः5466

दिनांक:12-09-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	करनाल
गांव/शहर	गॉगर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : MDL2024H10	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:121328410 पेस्टिंग शुल्क 3 रुपये
Drafted By: Anil Panuari	Service Charge:200

यह प्रलेख आज दिनांक 12-09-2024 दिन गुरुवार समय 5:04:00 PM बजे श्री/श्रीमती /कुमारी VIKAS BANSAL पुत्र KAILASH CHAND GUPTA AMIT BANSAL पुत्र KAILASH CHAND GUPTA MRIDUL BANSAL पुत्र AMIT BANSAL KUSHAGRA BANSAL पुत्र VIKAS BANSAL निवास KARNAL द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

[Signature]
BA

[Signature]
B.E.

[Signature]
Bansal

[Signature]
BA

हस्ताक्षर प्रस्तुतकर्ता
VIKAS BANSAL AMIT BANSAL MRIDUL BANSAL KUSHAGRA BANSAL

[Signature]
उप/संयुक्त पंजीयन अधिकारी (करनाल)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KCG RESORTS PVT LTD माफत HARSHIT BANSAL हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीसुरेन्द्र नम्बरदार पिता बीरबल निवासी फूसगढ व श्री/श्रीमती /कुमारी बलवान सिंह पिता जय भघवान निवासी करनाल ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

For KCG Resorts Pvt. Ltd.
[Signature]
Director/ Auth Sign

.....2.....

AND

M/s K.C.G. Resorts Pvt. Ltd., (CIN: U55101HR2009PTCO39831) (PAN No.AAECK2303D) a private limited company incorporated under the provisions of the Companies Act, 2013, having its registered office at **839, Sector-13, Urban Estate, Karnal**, through its authorized signatory **Mr. Harshit Bansal (Aadhaar No.7378-8110-8283, PAN No.GHCPB6378D)** son of **Shri Amit Bansal resident of House No.855, Urban Estate, Sector- 13, Karnal, Rural Part-1, Karnal, Haryana-132001**, duly authorized vide Board Resolution dated _____ (hereinafter referred to as the **"DEVELOPER"** which expression shall unless repugnant or opposed to the context thereof, mean and include his heirs, transferees, successors, representative and assigns) of the **SECOND PART**.

The expressions first party and second party shall be deemed to mean and include their respective legal heirs, legal representatives, successors, executors, nominees, assigns etc.

Whereas both the parties have entered in collaboration agreement on dated 01.06.2023 having registration/vasika No.2157 and duly registered at the office of Sub-Registrar Karnal, District Karnal in respect of land measuring 98 Kanal 0 Marla i.e. 12.25 Acres detailed as under:-

Khewat No.102, Khatoni No.140, Killa No.25//17/2 (3-7), 18 (6-13, 19/1 (1-17), 23/1 (2-4, 23/2 (5-16), 31//3 (8-0), 8 (8-0), 13/1/1 (1-7), 13/1/2 (5-7), 13/2 (1-7), 18 (7-11), 23 (1-1) (52 Kanal 10 Marla) owner is Amit Bansal and Vikas Bansal in equal share) and Khewat No.103, Khatoni No.141, Killa No.25//19/2 (4-10), 21 (8-0), 22 (7-12), 31//1/1 (7-0), 1/2 (0-10), 2/1 (1-11), 2/2 (5-19), 9 (8-0), 10 (8-0), 26 (1-0), Kitte- 10, area 52 Kanal 2 Marla ka 201/521 bhag bakdar 20 Kanal 2 Marla (owner is Vikas Bansal, 121/521 share and Amit Bansal 80/521 share) and khewat No.104 min, Khatoni No.142 min, Killa No.31//19 (3-5), 32//6 (8-0), Kitte-2 area 11 Kanal 5 Marla (owners Amit Bansal and Vikas Bansal in equal share) and Khewat No.104 min, Khatoni No.142 min, Killa No.31//1/1. (2-14), 12/2 (7-7), 32//15/1/1 (4-2), Kitte-3 area 14 Kanal 3 Marla (owner Kushagra Bansal and Mridul Bansal in equal share) (total area 98 Kanal 0 Marla) to the above share each in the total area to 98 Kanal 0 Marla or 12.25 Acres situated in the revenue estate of Village Gangar, Tehsil and District Karnal, Haryana vide jamabandi for the year 2019-2020 and mutation No.999, 1010, 1022, 1023, 1025, 1026 more specifically detained in "schedule-A" of agreement dated 01.06.2023.

Amit
B.E.

Mansaf
Bansal

Amit
BA

Harshit
BP

Harshit Bansal
Director Auth Sign

....3....

Whereas share of the first party is as under (Mentioned in Collaboration Agreement) in clause No. "12.1"

SALES AND MARKETING

12.1 The parties hereby agree that the developer shall be entitled to undertake marketing of its own share as per this agreement in the project according to the norms laid down in policy. The name and branding of the project shall be decided and finalized by the Developer at its sole discretion.

Whereas the parties to the collaboration agreement inadvertently mentioned the above clause and now, to keep the safeguards of the rights of both the parties, the below mentioned clause needs to be changed in the agreement and the same is hereby agreed by both the parties with their free will and consent.

12.1 The parties hereby agree that the developer shall undertake marketing of the whole project according to the norms laid down in policy. The name and branding of the project shall be decided and finalized by the Developer at its sole discretion.

The above condition/addendum agreement will be treated as part of previous collaboration agreement dated 01.06.2023 having registration/vasika No.2157 and duly registered at the office of Sub- Registrar Karnal, District Karnal in respect of land measuring 98 Kanal 0 Marla i.e. 12.25 Acres situated in the revenue estate of Village Gangar, Tehsil and District Karnal, Haryana vide Jamabandi for the year 2019- 2020.

Both the parties named above affixed their signatures on this Addendum of Collaboration Agreement on the day, month and year written above, in the presence of the witnesses given below:

First Party
[Signature] B.E.
[Signature] B.E.
[Signature] B.A.
[Signature] B.A.

[Signature] B.A.
Second Party

Witnesses :- 1. Surender Nambardar son of Birbal Singh resident of Village Phoosgarh, District Karnal.

[Signature]

Witnesses :- 2. Balwan Singh son of Jai Bhagwan resident of House No. 643, Apni Colony, Alipur Garhi Delhi, Mob. 9910875555.

For KCG Resorts Pvt. Ltd.
[Signature]
Director/ Auth Sign

[Signature]
ANIL DAVAR
Advocate
Enrol. No. ...
Ch. No. 517A
12/09/24

Reg. No.

Reg. Year

Book No.

5466

2024-2025

1



पेशकर्ता



दावेदार



गवाह



Vikas Bansal
BA

Amit Bansal
B.E.

Mr. Bansal
B.E.

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- VIKAS BANSAL AMIT BANSAL MRIDUL BANSAL KUSHAGRA BANSAL

दावेदार :- KCG RESORTS PVT LTD मार्फत HARSHIT BANSAL

गवाह 1 :- सुरेन्द्र नम्बरदार

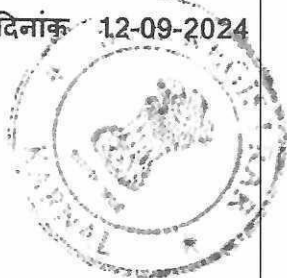
गवाह 2 :- बलवान सिंह

Mr. Bansal

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5466 आज दिनांक 12-09-2024 को बही नं 1 जिल्द नं 1831 के पृष्ठ नं 111.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 17815 के पृष्ठ संख्या 57 से 60 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 12-09-2024



उप/सयुक्त पंजीयन अधिकारी करनाल

For KCG Resorts Pvt. Ltd.
Himesha Waha
Director/ Auth Sign

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 12/09/2024

Certificate No. MDL202411

GRN No. 121315813



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vikas Bansal etc
H.No/Floor: 839
City/Village: Karnal
Phone: 99*****55

Sector/Ward: 13
District: Karnal
Others: Etc

LandMark: Urban estate
State: Haryana

Buyer / Second Party Detail

Name: Kcg resorts pvt Ltd
H.No/Floor: 0
City/Village: Karnal
Phone: 99*****55

Sector/Ward: 0
District: Karnal

LandMark: 0
State: Haryana



12/09

Purpose: SUPPLEMENTARY ADDENDUM AGREEMENT

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

Stamp worth Rs.101/-

Stamp Serial No.: MDL202411 dated 12.01.20224 purchased online

SUPPLEMENTARY/ADDENDUM AGREEMENT



This ADDENDUM AGREEMENT is executed on this at 12th day of September, 2024 at Nilokheri, Haryana.

Between

1) Shri Vikas Bansal (Aadhaar No.7173- 1245-6508, PAN No.AHVPB1398L) son of Shri Kailash Chand Gupta son of Shri Om Parkash resident of House No.839, Sector-13, Urban Estate, Karnal and 2) Amit Bansal (Aadhaar No.9398-2223-7036 PAN No.AHVPB1399M) son of Shri Kailash Chand Gupta son of Shri Om Parkash resident of House No.855, Sector-13, Urban Estate, Karnal, 3) Mridul Bansal (Aadhaar No.8904-7882-4213, PAN No.CQPPB3272G) son of Shri Amit Bansal resident of House No.855, Sector-13, Urban Estate, Karnal and 4) Kushagra Bansal (Aadhaar No.9534-5629-7988, PAN No.FFLPB1772K) son of Shri Vikas Bansal son of Shri Kailash Chand Gupta resident of House No.839, Sector- 13, Urban Estate, Karnal, having equal share of _____ hereinafter called as the "LAND OWNER" (which expression shall unless repugnant or opposed to the context thereof, mean and include his heirs, transferees, successors, representative and assigns) of the **FIRST PART**.

AA
B.E.

BA
B.A

Mansaj
Bansal

BA
For KCG Resorts Pvt. Ltd.
Director/ Auth Sign

प्रलेख न:1204

दिनांक:12-09-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	नीलोखेडी
गांव/शहर	शामगढ
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : MDL202411	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:121327768 पेस्टिंग शुल्क 3 रुपये
Drafted By: प्रदीप कुमार भटनागर वकील	Service Charge:200

यह प्रलेख आज दिनांक 12-09-2024 दिन गुरुवार समय 1:41:00 PM बजे श्री/श्रीमती /कुमारी

विकास बंसल पुत्र कैलाश चन्द गुप्ता अमित बंसल पुत्र कैलाश चन्द गुप्ता मृदुल बंसल पुत्र अमित बंसल कुशाय बंसल पुत्र विकास बंसल निवास करनाल द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

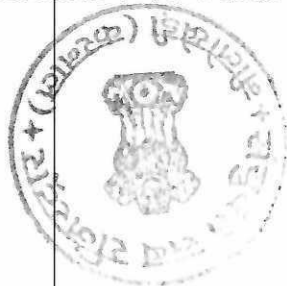
हस्ताक्षर प्रस्तुतकर्ता
विकास बंसल अमित बंसल मृदुल बंसल कुशाय बंसल

उप/संयुक्त पंजीयन अधिकारी (नीलोखेडी)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms K.C.G. Resorts Pvt.Ltd Through Harshit Bansal हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीमेहर सिंह पिता अमर सिंह निवासी डोडवा व श्री/श्रीमती /कुमारी कृष्ण लाल पिता बनारसी दास निवासी पधाना ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (नीलोखेडी)

For KCG Resorts Pvt. Ltd.
Director/ Auth Sign

.....2.....

AND

M/s K.C.G. Resorts Pvt. Ltd., (CIN: U55101HR2009PTCO39831) (PAN No.AAECK2303D) a private limited company incorporated under the provisions of the Companies Act, 2013, having its registered office at 839, Sector-13, Urban Estate, Karnal, through its authorized signatory Mr. Harshit Bansal (Aadhaar No.7378-8110-8283, PAN No.GHCPB6378D) son of Shri Amit Bansal resident of House No.855, Urban Estate, Sector-13, Karnal, Rural Part-1, Karnal, Haryana- 132001, duly authorized vide Board Resolution dated _____ (hereinafter referred to as the "DEVELOPER" which expression shall unless repugnant or opposed to the context thereof, mean and include his heirs, transferees, successors, representative and assigns) of the SECOND PART.



The expressions first party and second party shall be deemed to mean and include their respective legal heirs, legal representatives, successors, executors, nominees, assigns etc.

Whereas both the parties have entered in collaboration agreement on dated 19.05.2023 having registration/vasika No.374 and duly registered at the office of Sub-Registrar Nilokheri, District Karnal in respect of land measuring 11 Kanal 2 Marla i.e. 1.3875 Acres comprised in Khewat No.346 min situated in Village Shamgarh, Tehsil Nilokheri, District Karnal, Haryana vide Jamabandi for the year 2019-2020.

Whereas share of the first party is as under (Mentioned in Collaboration Agreement) in clause No. "12.1"

SALES AND MARKETING

12.1 The parties hereby agree that the developer shall be entitled to undertake marketing of its own share as per this agreement in the project according to the norms laid down in policy. The name and branding of the project shall be decided and Clause 12.1 of the collaboration agreement mentions that the developer shall be entitled to undertake marketing of its own share- whereas clause 4.1 mentions that the whole project is based on a revenue sharing model.

[Signature]
B-D

[Signature]
B-E

[Signature]
B-C

[Signature]
B-A

For KCG Resorts Pvt. Ltd.
[Signature]
Director/ Auth Sign

.....3.....





12.1 The parties hereby agree that the developer shall undertake marketing of the whole project according to the norms laid down in policy. The name and branding of the project shall be decided and finalized by the Developer at its sole discretion.


The above condition/addendum agreement will be treated as part of previous collaboration agreement dated 19.05.2023 having registration/vasika No.374 and duly registered at the office of Sub- Registrar Nilokheri, District Karnal in respect of land measuring 11 Kanal 2 Marla i.e. 1.3875 Acres comprised in Khewat No.346 min situated in Village Shamgarh, Tehsil Nilokheri, District Karnal, Haryana vide jamabandi for the year 2019-2020.

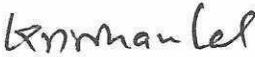
Both the parties named above affixed their signatures on this addendum of Collaboration Agreement on the day, month and year written above, in the presence of the witnesses given below:

First Party



Second Party

 B.E.  B.A.  B.com  B.A.

Witnesses :- 1. Mehar Singh Nambardar son of Amar Singh resident of Village Dodwa, District Karnal, Mob. 9996148274 

Witnesses :- 2. Krishan Lal son of Banarsi Dass resident of Village Padhana, District Karnal. Mob. 9466708293 




Drafted By..
Pardeep Kumar Bhatnagar
Advocate
Distt. Court Karnal (Hr.)

For KCG Resorts Pvt. Ltd.

Director/ Auth Sign

Reg. No.

Reg. Year

Book No.

1204

2024-2025

1

14



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- विकास बंसल Amrit Bansal मृदुल बंसल कुशाग्र बंसल

दावेदार :- Ms K.C.G. Resorts Pvt.Ltd Through Harshit Bansal

गवाह 1 :- मेहर सिंह

गवाह 2 :- कृष्ण लाल

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1204 आज दिनांक 12-09-2024 को बही नं 1 जिल्द नं 130 के पृष्ठ नं 68 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2730 के पृष्ठ संख्या 43 से 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-09-2024

उप/सयुक्त पंजीयन अधिकारी नीलोखेडी

For KCG Resorts Pvt. Ltd.

Harish Kumar
Director Auth Sign