

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 13/12/2023

Certificate No. SOM2023L143



Stamp Duty Paid : ₹ 1237700  
(Rs. Only)

GRN No. 110462576



Penalty : ₹ 0  
(Rs. Zero Only)

### Seller / First Party Detail

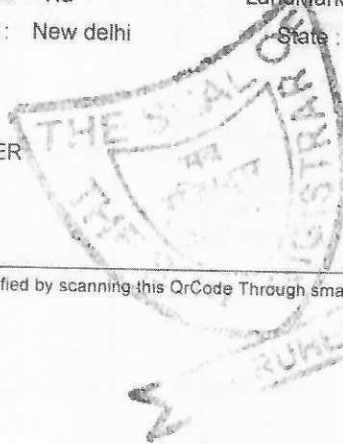
Name : Rex builders pvt ltd And others  
 H.No/Floor : Na Sector/Ward : Na LandMark : Na  
 City/Village : Saket District : New delhi State : Delhi  
 Phone : 97\*\*\*\*\*57



### Buyer / Second Party Detail

Name : Amd estates pvt ltd  
 H.No/Floor : Na Sector/Ward : Na LandMark : Na  
 City/Village : Saket District : New delhi State : Delhi  
 Phone : 97\*\*\*\*\*57

Purpose : NON JUDICIAL STAMP PAPER



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

For AMD ESTATES PVT. LTD.

Authorised Signatory/Director

Rex Builders Pvt. Ltd.

Auth. Sign./Director

Epic Developers Pvt. Ltd.

Auth. Sign./Director

Image Promoters Pvt. Ltd.

Auth. Sign./Director

Rex Builders Pvt. Ltd.

Auth. Sign./Director

Image Promoters Pvt. Ltd.

Authorised Signatory

EPIC Developers Pvt. Ltd.

Authorised Signatory

For AMD ESTATES PVT. LTD.

**ADDENDUM AGREEMENT**

This Addendum Agreement is made and executed at \_\_\_\_\_ on this the \_\_\_\_  
Day of December, 2023.

**By & Between**

- (1) **M/s REX BUILDERS PRIVATE LIMITED**, a private limited company registered under the Companies Act, 1956 having registered office at DSC-260, South Court, DLF Saket, New Delhi-110017 through its Authorised Signatory **Mr. Pershant Kumar** duly authorized vide board Resolution of the company dated 04<sup>th</sup> day of December, 2023, party of the first part;
- (2) **M/s IMAGE DEVELOPERS PRIVATE LIMITED**, a private limited company registered under the Companies Act, 1956 having registered office at DSC-260, South Court, DLF Saket, New Delhi-110017 through its Authorised Signatory **Mr. Pershant Kumar** duly authorized vide board resolution of the company dated 04<sup>th</sup> day of December, 2023, party of the 2<sup>nd</sup> part; AND
- (3) **EPIC DEVELOPERS PRIVATE LIMITED** a private limited company registered under the Companies Act, 1956 having registered office at DSC-260, South Court, DLF Saket, New Delhi-110017 through its Authorised Signatory **Mr. Pershant Kumar** duly authorized vide board resolution of the company dated 04<sup>th</sup> day of December, 2023, party of the 3<sup>rd</sup> part.

FOR AMD ESTATES PVT. LTD.  
Authorised Signatory/Director  
*Pershaant Kumar*

EPIC DEVELOPERS PVT. LTD.  
Auth. Sign./Director  
*Pershaant Kumar*

REX BUILDERS PVT. LTD.  
Auth. Sign./Director  
*Pershaant Kumar*

FOR AMD ESTATES PVT. LTD.  
Authorised Signatory/Director  
*Pershaant Kumar*

IMAGE PROMOTERS PVT. LTD.  
Auth. Sign./Director  
*Pershaant Kumar*

(Parties of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> part are hereinafter collectively referred to as 'the Owners' of land of the project and collectively referred to as **PART-A**) which expression shall unless repugnant to opposed to the contest of meaning thereof to



be being to include their legal successors, representatives, executors, administrator and assignees.

**AND**

**M/s AMD ESTATES PRIVATE LIMITED**, a private limited company registered under the Companies Act, 1956 having registered office DSC- 260, South Court, DLF Saket, New Delhi-110017 through its Authorized Signatory **Mr. Surender Kumar**, duly authorized vide Board resolution of the company dated 04<sup>th</sup> day of December, 2023 (hereinafter described as the Developer) which expression shall unless repugnant to opposed to the contest of meaning thereof to be being to include its legal successors, representatives, executors, administrator and assignees and referred to as **PART-B** hereinafter.

**WHEREAS:**

**A.** Whereas, the owners of the land of the project namely, Rex Builders Pvt. Ltd. (owner of 15.031 acres): Image Developers Pvt. Ltd. (owner of 16.743 Acres): and Epic Developers Pvt. Ltd. (Owner of 05.531 acres): having their respective pieces of project land, situated in Village Maheshwari and Garhi Alawalpur, Sub-Tehsil Dharuhera, District Rewari, Haryana (**Part-A**) had entered into a Collaboration Agreement dated 23.02.2012 registered on 24.02.2012 bearing deed No.2811 with AMD Estates Pvt. Ltd. as (**Part-B** and mentioned as 'Developer') for applying and obtaining a licence there of development of a residential plotted project over to be developed over an area of their land parcels measuring 37.305 acres.

**B.** Whereas pursuant to the aforesaid Collaboration Agreement dated 23.02.2012 registered on 24.02.2012, parties of the Part-A and Part-B were jointly issued a licence No.39 of 2012 vide memo bearing Endst.No.5DP-V-2012/LC-2500/7029-45 dated 25.04.2012 to develop their respective land parcels for development a residential plotted project, situated in the Villages namely

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Image Promoters Pvt. Ltd.

EPIC Developers Pvt. Ltd.

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Auth. Sign./Director

Promoters Pvt. Ltd. Auth. Sign./Director

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FOR AMD ESTATES PVT. LTD. Authorized Signatory/Director

Rex Builders Pvt. Ltd. Auth. Sign./Director

Epic Developers Pvt. Ltd. Auth. Sign./Director

Maheshwari and Garhi Alawalpur, Sub-Tehsil Dharuhera, District Rewari, Haryana, Sector 23 and 24 Dharuhera, District Rewari.

- C. Whereas the parties to the above-mentioned collaboration agreement had also executed an addendum agreement dated 09.09.2022, executed vide deed no. 1685 dated 09/09/2022. wherein the Developer had been granted with irrevocable powers permitting it to market, sell, and carry out registration of conveyance deeds of the plots developed in the said residential plotted colony bearing License No 39 of 2012.
- D. The present addendum shall be treated to be an integral part of the Collaboration Agreement dated 23.02.2012 registered on 24.02.2012 bearing deed No.2811 and the addendum agreement dated 09.09.2022 executed vide deed no. 1685 dated 09/09/2022.

In view of the above, the parties to the Collaboration Agreement, resolve, declare, agree and confirm as under: -

1. That for the consideration already agreed and mentioned in the Collaboration Agreement dated 23.02.2012 registered on 24.02.2012 bearing deed No.2811, both **'Part A'** and **'Part B'** expressly, unequivocally confirm, agree and undertake that they shall remain bound to the terms and conditions of the aforesaid Collaboration Agreement and this addendum and at any stage, the owners shall not revoke or cancel the aforesaid Original Collaboration Agreement, and addendum agreement dated 09.09.2022 and this addendum or any power assigned to the developer thereunder at any later stage. The licensee companies are hereby granting irrevocable powers to the Developers to market sell, and registration of conveyance deeds of their residential allotted plots measuring 6.188 acres As detailed in Annexure -a to this addendum with a further power that the 100% amount of the sale proceeds received by the Developer from marketing /sale of these allotted residential plots of the Land

For AMD ESTATES PVT. LTD.  
Authorised Signatory/Director

Authorised Signatory/Director

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Auth. Sign./Director

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Auth. Sign./Director

Image Promoters Pvt. Ltd.

Auth. Sign./Director



Owners shall be utilized with prior permission of the authority for payment of balance EDC amount (Except Rs. 10 crores for completion of infrastructure services at site). Developer shall make payment of land of licensee companies after getting part/completion certificate as per their earlier Collaboration agreement, dated 23.02.2012 registered on 24.02.2012 bearing deed No.2811 and addendum agreement dated 09.09.2022.

2. That the owners i.e., the parties of **'Part A'** have further agreed and undertake that they have exclusively and irrevocably assigned the rights to the developer to allot, sell, collect sell consideration, receive any payment, advertise, marketing, raise funds, mortgage, Conveyance deed to the allottees, deal with or otherwise dispose of the said project including the units developed in the said project.
3. That the parties of Part A have further deliberated that the Hon'ble RERA Authority has, while issuing the certificate for registration of the project dated **29.09.2022**, imposed a condition that the residential plots as detailed in Annexure-a to this addendum agreement shall not be put up for sale by the promoter. Accordingly, the parties of Part A hereby voluntarily grants the powers to party of Part B to approach the Hon'ble RERA Authority and in terms of the present addendum, get the said condition removed with the undertaking enabling it to put up the said plots for sale so that all the statutory dues could be paid to the respective departments from the sale proceeds thereto.
4. That the parties of Part A & Part B have further agreed that all the bookings, allotment, sell/conveyance deed etc. for sell and marketing of the project shall only be done after procurement and receipt of necessary and appropriate approvals from the RERA Panchkula.
5. That the parties of the **Part-A** shall execute all documents in favour of the party of the **Part-B**, as may be required by it for the work of development of infrastructure at site, advertisement, marketing and allotment of plots and

For AMD ESTATES PVT. LTD.  
Authorized Signatory/Director





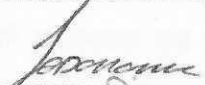
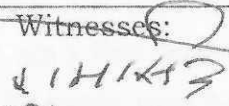
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Rex Builders Pvt. Ltd.  
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Image Promoters Pvt.Ltd.  
Auth. Sign./Director

other properties of the project, collect, sell consideration, receive any payment, raise funds, mortgage, sell, Conveyance deed to the allottees or otherwise to deal with the units in the project and in compliance of statutory requirements for smooth and timely completion of the Real Estate Project including but not limited to the execution of the General Power of Attorney in favour of the Developer authorising it to do all acts as per above mentioned details.

Part-A	Part-B
<p>i. For Rex Builders Pvt. Ltd. Rex Builders Pvt. Ltd.  Auth. Sign./Director</p> <p>ii. For Image Developers Pvt. Ltd. Image Promoters Pvt. Ltd.  Authorised Signatory</p> <p>iii. For Epic Developers Pvt. Ltd. Epic Developers Pvt. Ltd.  Authorised Signatory</p>	<p>For AMD Estates Pvt. Ltd.</p> <p>For AMD ESTATES  Authorised Signatory/Director</p>
<p>Witnesses:  लक्ष्मण सिंह नम्बरदार गढ़ी अलावलपुर (रेवाड़ी)</p>	<p>Witnesses:  रामसिंह नम्बरदार ग्राम घटाल महेनियावास (रेवाड़ी)</p>

For AMD ESTATES PVT. LTD.



Authorised Signatory/Director

Image Promoters Pvt.Ltd.



Auth. Sign./Director

Epic Developers Pvt.Ltd.



Auth. Sign./Director



# ANNEXURE-A


## Plots belonging to Epic Developers Pvt Ltd.

Sr No.	Plot No	Plot area as per Zoning Plan (in sq. Yds)
1.	D1/019	250
2.	D1/023	299
3.	D1/024	299
4.	D1/025	299
5.	D1/026	299
6.	D1/027	299
7.	D1/028	299
8.	D1/029	299
9.	D1/030	299
10.	D1/031	299
11.	D1/032	299
12.	D1/033	349
13.	C2/026	349
14.	C2/004	497
<b>Total Area</b>		<b>4435</b>


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Plots belonging to M/s Image Promoters Pvt Ltd.

Sr No	Plot No	Plot area as per Zoning Plan(in sq. Yds)
1.	C2/005	497
2.	C2/007	299
3.	C2/009	250
4.	C2/010	250
5.	C2/011	299
6.	C2/012	385
7.	C2/012a	349
8.	C2/014	349
9.	C2/015	349
10.	C2/027	349
11.	C2/028	385
12.	C3/004	299
13.	C3/005	299
14.	C4/001	450
15.	C4/002	450
16.	C4/003	450
17.	C4/004	450
18.	C4/005	450
19.	D1/001	349
20.	D1/002	299
21.	D1/003	299
22.	D1/004	349
23.	D1/005	349
24.	D1/006	349
25.	D1/007	349
26.	D1/008	349
27.	D1/009	349
28.	D1/010	349
29.	D1/011	349
30.	D1/012	349
31.	D1/012a	349
32.	D1/014	349
33.	D1/015	349
34.	D1/016	349
<b>Total Area</b>		<b>12093</b>

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Authorised Signatory/Director

Rex Builders Pvt. Ltd.

Image Promoters Pvt. Ltd.

EPIC Developers Pvt. Ltd.

3  
Authorised Signatory

Authorised Signatory



**Plots belonging to M/s Rex Builders Pvt Ltd.**

Sr No	Plot No	Plot area as per Zoning Plan (in sq. Yds)
1.	B6/017	956
2.	B6/018	599
3.	B7/001	801
4.	B7/002	599
5.	B7/003	599
6.	B7/004	599
7.	B7/005	599
8.	B7/006	599
9.	B7/007	599
10.	C1/001	299
11.	C1/004	299
12.	C1/005	299
13.	C1/006	299
14.	C1/007	299
15.	C1/008	299
16.	C2/001	497
17.	C2/002	497
18.	C2/003	497
19.	B8/002	349
20.	C2/016	349
21.	C2/017	349
22.	C2/018	349
23.	C2/019	349
24.	C2/020	349
25.	C2/021	349
26.	C2/022	349
27.	C2/023	349
28.	C2/024	349
29.	C2/025	349
30.	D1/017	349
<b>Total Area</b>		<b>13423</b>

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Promotere Pvt. Ltd.  
Auth. Sign./Director