

विनय शर्मा



684
21/25

DR

सिद्धि चंद्र प्रसाद
प्रसाद विप्रेक्षक
पटौदी

2501
50/12/24

संगणक सचिव रजिस्ट्रार
पटौदी
4/1/25



Indian-Non Judicial Stamp
Haryana Government



Date : 24/12/2024

Certificate No. CDX2024L66



Stamp Duty Paid : ₹ 101

GRN No. 125645114



Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Ajit Pal Singh
H.No/Floor: 101a Sector/Ward : 5 LandMark : Na
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 98*****77 Others: Etc



Buyer / Second Party Detail

Name: Consulate Realty Llp
H.No/Floor: Na Sector/Ward : 23 LandMark : Na
City/Village: Bagdola District: Dwarka State: New delhi
Phone: 98*****77

3501

Purpose: Correction Deed

ADDENDUM TO COLLABORATION AGREEMENT

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

This ADDENDUM TO COLLABORATION AGREEMENT (hereinafter referred to as "the Agreement") is executed at Gurugram on the ___th day of December 2024

BETWEEN

- (i) Ajit Pal Singh (Aadhar No 8726 6222 6734) Son of Shri Om Prakesh son of Shri Chander Bhan, Resident of House No. 101A, Near Mother Dairy, Sector 5, Gurugram
- (ii) Tarun Rana (Aadhar No. 4280 3491 4555) Son of Shri Rajbir Son of Shri Hoshiyar Singh Resident of House No. 1109, Near Golak Dham Ashram, Bijwasan, South West Delhi, Delhi - 110 061, hereinafter referred to as "The LANDOWNER", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, successors, nominees, and permitted assigns of the FIRST PART

AND

Consulate Realty LLP, having its registered office at its office at Property No. 13, Block-B, Sector 23, First Floor, Bagdola, Dwarka, New Delhi-110077 through its designated partner Sh. Sunil Sharma (Aadhar No. 4436 3845 0242) to enter into the present agreement hereinafter referred to as "THE DEVELOPER" Which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its legal representatives, nominees, executors, administrators, successors and assigns of the SECOND PART. The parties of the FIRST and the SECOND PART are hereinafter collectively referred to as "Parties" and individually as "the Party".

(Handwritten signature)

(Handwritten signature)
Consulate Realty

(Handwritten signature)

21/12

प्रलेख न:3501

दिनांक:30-12-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील पटौदी

गांव/शहर Pataudi

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : GDX2024L66

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:125893200

पेस्टिंग शुल्क 3 रुपये

Drafted By: NAVEEN KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 30-12-2024 दिन सोमवार समय 3:45:00 PM बजे श्री/श्रीमती /कुमारी

AJIT PAI SINGH पुत्र OM PRAKESH TARUN RANA पुत्र RAJBIR निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पटौदी)

हस्ताक्षर प्रस्तुतकर्ता

AJIT PAI SINGH TARUN RANA

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CONSULATE REALTY LLP thru SUNIL SHARMA OTHER हाजिर हैं। प्रतुत

प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MAMAN SINGH LAMBERDAR पिता

निवासी PATAUDI व श्री/श्रीमती /कुमारी AVINISH SHOKEEN पिता VIJENDER SINGH

निवासी PERA GARHI 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 (पटौदी)

WHEREAS The LANDOWNERS have represented that they are the owners and in possession of the land bearing Jamabandi for the Year 2021-22 and Mutation No. 17213, Owners are owners in title and possession of land measuring 16 Kanal 2 Marla being 322/807th share of Total Land measuring 40 Kanal 7 Marla bearing Khewat No. 1584/1541 Khatta No.1616 Khasra No. 101 Killa No. 6/1/2 (4-8), 6/2/1(2-0), 15/1/2(0-16), 16/2/1(0-8); Khewat No. 1586/1543 Khatta No.1618 Khasra No. 101 Killa No.25/1/2(1-7), 25/2/2(1-17); Khewat No. 1588/1545 Khatta No.1620 Khasra No. 101 Killa No.16/1(4-2), 15/2(4-0), Khasra No. 111 Killa No. 4/2/2(0-4), 5/2(5-17), 6/2(1-16), 7/1/1(0-12), 14/2/2(0-12), 15/1(2-2), 17/1/1(0-2), 249/2/1/1(7-2), 249/2/2/1(3-2) situated within the revenue estate of Village Pataudi (Hadbast No. 1), Tehsil Pataudi, District Gurugram, which is hereinafter referred to as 'Said Land'. Owners have purchased the Said Land Vide Sale deed bearing Vasika No. 1009 dated 08.07.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram. (hereinafter referred to as the 'Said Land').

AND WHEREAS the parties to develop the said land into a DDJAY-APHP colony had executed a registered Collaboration Agreement registered vide Vasika No. 2664 dated 23-10-2024 in the office of Sub-Registrar Pataudi Tehsil Pataudi, District Gurugram, Haryana ("Collaboration Agreement").

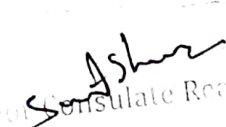
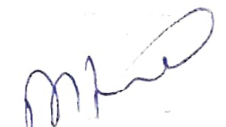

AND WHEREAS the developer in pursuance of the said collaboration agreement had applied to Department of Town and Country Planning, Chandigarh, for grant of license for development of the land into a DDJAY-APHP colony.

AND WHEREAS for the sake of clarification and supplementing the said Collaboration Agreement dated 23-10-2024, the land owner herein agree that the collaboration agreement is an irrevocable one and the land owner very well consented to the development of the said land into a DDJAY-APHP colony as per the terms of the Collaboration Agreement dated 23-10-2024 executed between the parties.

NOW THIS ADDENDUM TO THE COLLABORATION AGREEMENT DATED 23-10-2024 WITNESSES AS FOLLOWS :-

1. That clause 23 which are part of Collaboration Agreement Dated 23-10-2024 shall be omitted & agreement is made specifically irrevocable.
2. That It is hereby clarified that due to a typographical error in the Collaboration Agreement dated 23-10-2024, the following Mustil and Khasra Numbers were incorrectly recorded:
 - Khasra No. 101, Killa No. 15/2/2 (0-16), Khasra No. 101, Killa No. 6/1 (4-2).
These shall now be replaced with the correct details as follows:
 - Khasra No. 101, Killa No. 15/1/2 (0-16), Khasra No. 101, Killa No. 16/1 (4-2).


For Consulate Rec


Sub-Registrar
पताड़ी
2/11/24

Reg. No

Reg. Year

Book No.

3501

2024-2025

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- AJIT PAL SINGH TARUN RANA

उप/सयुक्त पंजीयन अधिकारी

दावेदार :- thru SUNIL SHARMA OTHERCONSULATE REALTY
LLP

गवाह 1 :- MAMAN SINGH LAMBERDAR

गवाह 2 :- AVINISH SHOKEEN

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3501 आज दिनांक 30-12-2024 को बही नं 1 जिल्द नं 211 के पृष्ठ नं 151.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं 1994 के पृष्ठ सख्या 76 से 80 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 30-12-2024

उप/सयुक्त पंजीयन अधिकारी पटौदी

This correction is made to rectify the typographical mistake and ensure the accuracy of the records.

3. That after clause 25 the following clauses shall be inserted in the Collaboration Agreement:

"26. That the Developer i.e. Consulate Realty LLP shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.

27. That this Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of this Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana."

4. That the said Collaboration Agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of this Addendum Agreement and the said Collaboration Agreement shall be undertaken, only after obtaining prior approval of DTCP, Haryana.
5. That the terms of the present Addendum Agreement shall be read as part and parcel of the Collaboration Agreement dated 23-10-2024.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS ADDENDUM TO COLLABORATION AGREEMENT ON THE DAY, MONTH AND YEAR FIRST MENTIONED ABOVE.

DRAFTED BY

As per Instructions of Both Parties


NAVEEN KUMAR, Advocate
District Courts Gurugram

SIGNED AND DELIVERED by

SIGNED AND DELIVERED by


Ajit Pal Singh


Tarun Rana


Consulate Realty LLP
For Consulate I

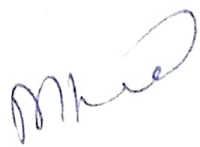

Partner

Witnesses: -

1.

2.


Amish Shukla

21/11/24



गरीब राशन

683
2/1/25

जितेन्द्र कुमार
पन्नास विक्रेता
पटौदी

3480
26/12/24

संगुण राव रजिस्ट्रार
पटौदी
2/1/25

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/12/2024

Certificate No. GDx2024L69



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125646521



Penalty : ₹ 0

(Rs. / per Entry)

Seller / First Party Detail

Name: Avneesh Shoukeen

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Peeragarhi

District : Delhi

State : New delhi

Phone: 98*****77



Buyer / Second Party Detail

Name: Consulate Realty Llp

H.No/Floor : Na

Sector/Ward : 23

LandMark : Na

City/Village : Bagdola

District : Dwarka

State : New delhi

Phone : 98*****77

Purpose : Correction Deed

3480

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

ADDENDUM TO COLLABORATION AGREEMENT

This ADDENDUM TO COLLABORATION AGREEMENT (hereinafter referred to as "the Agreement") is executed at Gurugram on the ___th day of December 2024

BETWEEN

Avinish Shokeen (Aadhar No. 42069321 4636) Son of Shri Vijender Singh Son of Smt. Omwati Resident of Village Peeragarhi, Delhi, hereinafter referred to as "The LANDOWNER", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, successors, nominees, and permitted assigns of the **FIRST PART**

AND

Consulate Realty LLP, having its registered office at its office at Property No. 13, Block-B, Sector 23, First Floor, Bagdola, Dwarka, New Delhi-110077 through its designated partner Sh. Ajit Pal Singh (Aadhar No. 8726 6222 6734) to enter into the present agreement hereinafter referred to as "THE DEVELOPER" Which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its legal representatives, nominees, executors, administrators, successors, and assigns of the SECOND PART. The parties of the FIRST and the SECOND PART are hereinafter collectively referred to as "Parties" and individually as "the Party".

Avinish Shokeen

For Consulate Realty

Ajit Pal Singh
21/1/25

प्रलेख नं:3480

दिनांक:26-12-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील पटौदी

गांव/शहर Pataudi

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : GDX2024L69

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:125742648

पेस्टिंग शुल्क 3 रुपये

Drafted By: NAVEEN KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 26-12-2024 दिन गुरुवार समय 5:05:00 PM बजे श्री/श्रीमती /कुमारी AVNEESH SHOUKEEN पुत्र VIJENDER SINGH निवास PEERAGARHI DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (पटौदी)

Avneesh Shoukeen

प्रस्तुतकर्ता
AVNEESH SHOUKEEN

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CONSULATE REALTY LLP thru AJIT PAL SINGH OTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

से सुझकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी IRPHAN NAMBERDAR पिता . निवासी PATAUDI व श्री/श्रीमती /कुमारी TARUN RANA पिता RAJBIR RANA

पिकरणी Bijwasan 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(पटौदी)

दिनांक 26-12-2024

24

WHEREAS The LANDOWNERS have represented that they are the owners and in possession of the land bearing Jamabandi for the Year 2021-22 and Mutation No. 17212, Owner is owner in title and possession of land measuring **24 Kanal 5 Marle** being, 485/807th share of total land measuring 40 Kanal 7 Marla bearing Khewat No. 1584/1541 Khatta No.1616 Khasra No. 101 Killa No. 6/1/2(4-8), 6/2/1(2-0), 15/1/2(0-16), 16/2/1(0-8); Khewat No. 1586/1543 Khatta No.1618 Khasra No. 101 Killa No. 25/1/2(1-7), 25/2/2(1-17); Khewat No. 1588/1545 Khatta No.1620 Khasra No. 101 Killa No. 16/1(4-2), 15/2(4-0), Khasra No. 111 Killa No. 4/2/2(0-4), 5/2(5-17), 6/2(1-16), 7/1/1(0-12), 14/2/2(0-12), 15/1(2-2), 17/1/1(0-2), 249/2/1/1(7-2), 249/2/2/1(3-2) situated within the revenue estate of Village Pataudi (Hadbast No. 1), Tehsil Pataudi, District Gurugram. Owner got the title of aforesaid land measuring 24 Kanal 5 Marle vide Transfer deed bearing Vasika No. 1599 dated 14.08.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram., which is hereinafter referred to as 'Said Land'. Owners have purchased the Said Land Vide Sale deed bearing Vasika No. 1009 dated 08.07.2024 registered in the office of Sub-Registrar, Pataudi, Gurugram. (hereinafter referred to as the 'Said Land').

AND WHEREAS the parties to develop the said land into a DDJAY-APHP colony had executed a registered **Collaboration Agreement registered vide Vasika No. 2663 dated 23-10-2024** in the office of **Sub-Registrar Pataudi** Tehsil Pataudi, District Gurugram, Haryana ("**Collaboration Agreement**").

AND WHEREAS the developer in pursuance of the said collaboration agreement had applied to Department of Town and Country Planning, Chandigarh, for grant of license for development of the land into a DDJAY-APHP colony.

AND WHEREAS for the sake of clarification and supplementing the said Collaboration Agreement dated **23-10-2024**, the land owner herein agree that the collaboration agreement is an irrevocable one and the land owner very well consented to the development of the said land into a DDJAY-APHP colony as per the terms of the Collaboration Agreement dated **23-10-2024** executed between the parties.

NOW THIS ADDENDUM TO THE COLLABORATION AGREEMENT DATED **23-10-2024** WITNESSES AS FOLLOWS :-

1. That clause **23** which are part of Collaboration Agreement Dated **23-10-2024** shall be omitted & agreement is made specifically irrevocable.
2. That It is hereby clarified that due to a typographical error in the Collaboration Agreement dated **23-10-2024**, the following Mustil and Khasra Numbers were incorrectly recorded:
 - **Khasra No. 101, Killa No. 15/2/2 (0-16), Khasra No. 101, Killa No. 6/1 (4-2).**

These shall now be replaced with the correct details as follows:

Amish Shukla

For Consulate Realty Ltd.

[Signature]

2/1/25

Reg. No.

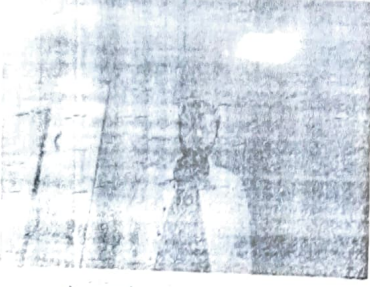
Reg. Year

Book No.

3480

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- AVNEESH SHOUKEEN Avneesh Shoukeen

पेशकर्ता का पता :- HITPAL SINGHOTHERCONSULATE REALTY
LLP Hitpal

गवाह 1 :- IRRUAN NAMBERDAR 1/2024

गवाह 2 :- TARUN RANA Tarun

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3480 आज दिनांक 26-12-2024 को बही नं 1 जिल्द नं 211 के पृष्ठ नं 146 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1993 के पृष्ठ संख्या 71 पर विकसित की गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपना हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 26-12-2024

Up
उप/सयुक्त पंजीयन अधिकारी पटौदी

• Khasra No. 101, Killa No. 15/1/2 (0-16), Khasra No. 101, Killa No. 16/1 (4-2). This correction is made to rectify the typographical mistake and ensure the accuracy of the records.

3. That after clause 25 the following clauses shall be inserted in the Collaboration Agreement:

"26. That the Developer i.e. **Consulate Realty LLP** shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.


27. That this Agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of this Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana."

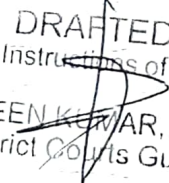
4. That the said Collaboration Agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of this Addendum Agreement and the said Collaboration Agreement shall be undertaken, only after obtaining prior approval of DTCP, Haryana.

5. That the terms of the present Addendum Agreement shall be read as part and parcel of the Collaboration Agreement dated **23-10-2024**.


IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS ADDENDUM TO COLLABORATION AGREEMENT ON THE DAY, MONTH AND YEAR FIRST MENTIONED ABOVE.

SIGNED AND DELIVERED by



Avinish Shokeen

DRAFTED BY
As per Instructions of Both Parties

NAVEEN KUMAR, Advocate
District Courts Gurugram

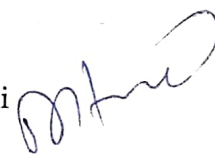
SIGNED AND DELIVERED by


Consulate Realty LLP

Witnesses:


1. Irfan Lamberdar Pataudi


2. Tarun Rana S/o Rajbir Rana R/o Bijwasan South West Delhi


महुता-राज रीजिस्ट्रार
पता
2/1/25