

with right to convey proportionate undivided right, title, share and interest in the Project Land in accordance with terms and conditions stated in this Agreement and the Developer hereby acquires the exclusive and irrevocable Development Rights in terms of this Agreement.

- 2.2 The Developer shall develop the Project on the Project Land at its own costs and expense in accordance with the Approvals and compliance of Applicable Laws in terms hereof.

ARTICLE 3

DEVELOPMENT AND CONSTRUCTION OF PROJECT

- 3.1 The Developer has agreed to develop the Project on the Project Land where under:

- (i) The Developer shall be responsible to have the Project registered under RERA and undertake the necessary periodic compliances as is require under the provisions of the same and the Land Owners shall provide due co-operation to the Developer in this regard. The Land Owners, if required, shall register themselves as co-promoter for the Project under RERA.
- (ii) The Developer shall be entitled to develop the Project in multiple phases. The Developer shall launch the respective phase of the Project as above and undertake construction and development of the Project at its own cost and expenses on the Project Land in accordance with the Approvals, the Applicable Laws and other terms and conditions of this Agreement.
- (iii) The Developer shall complete the construction and development of the Project in phases and the Project shall, subject to Force Majeure, as per timelines prescribed in the application to be filed for obtaining registration of the Project under RERA (**Project Completion Date**”).



For CCRK DEVELOPERS LLP

Authorised Signatory



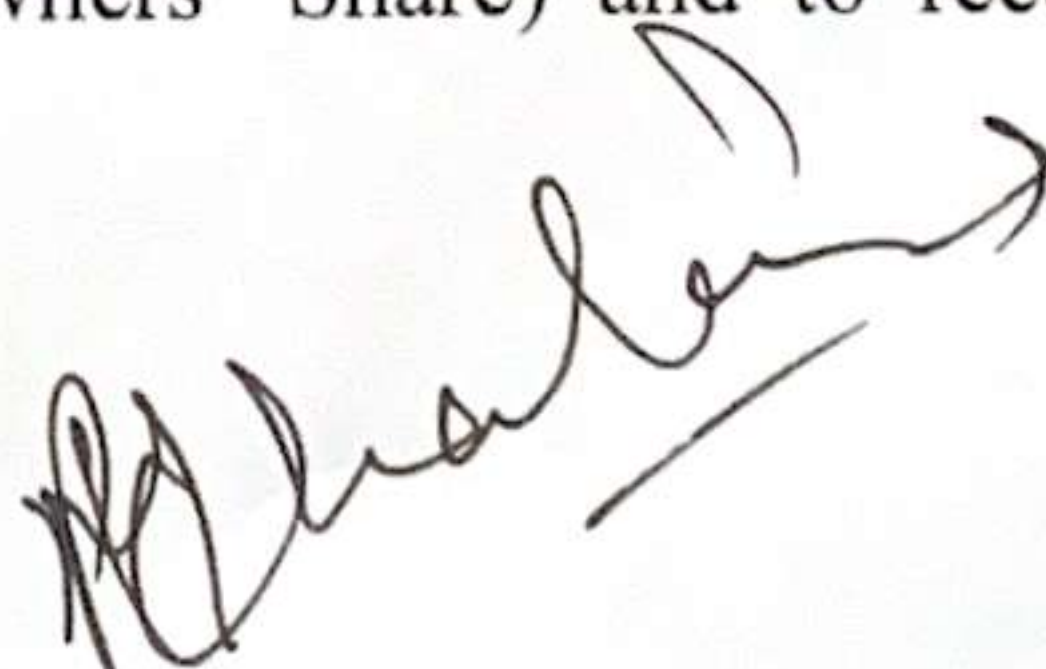
For CO-ORDINATORS

Authorized Signatory

3.2 The scope of development of the Project includes planning, designing, construction and development of plots, units, including car parkings, Common Areas and Facilities and incidental and related amenities and constructed commercial area on the Project Land solely at the cost of the Developer and the Developer is exclusively authorized to do the same and exercise the Development Rights in its own name at its own cost and expenses and to book, market and allot the Units and other Saleable Areas and transfer and convey the Units / Saleable Area of the Project (excluding the Land Owners' Area Share), which Development Rights shall be effective from the Effective Date. On the Effective Date, the Land Owners shall grant to the Developer and its Representatives an irrevocable right to enter into the Project Land for the purpose of exercising its Development Rights and to do all acts in relation to (i) the construction and development of the Project; and (ii) marketing and sale of the Project (excluding marketing and sale of the Land Owners' Area Share). The Land Owners acknowledge that the Developer shall incur substantial expenditure for the construction and development on the Project Land and the Land Owners shall not rescind or cancel the Development Rights granted to the Developer under any circumstances.

3.3 The Developer shall be entitled to engage any contractors, architects, engineers, designers, service providers, sub-contractors, consultants and workmen for construction and development of the Project at its discretion.

3.4 The Land Owners shall, sign, execute and deliver all papers, documents, deeds, letters, affidavits, no-objection certificates, authorizations, undertaking and take such other actions as may be required for the purposes of obtaining Approvals for the Project, the letter of intent and license in relation to the Project from the DTCP, approval under the DDJAY Scheme, registration of the Project under RERA construction and development of the Project and booking, marketing, allotment, transfer and/or sale of the Saleable Area in the Project and Units constructed and/or to be constructed therein (excluding the right to book, market, allot, transfer and/or sell or dispose off the Land Owners' Share) and to receive consideration and



For CCRK DEVELOPERS LLP

Authorised Signatory

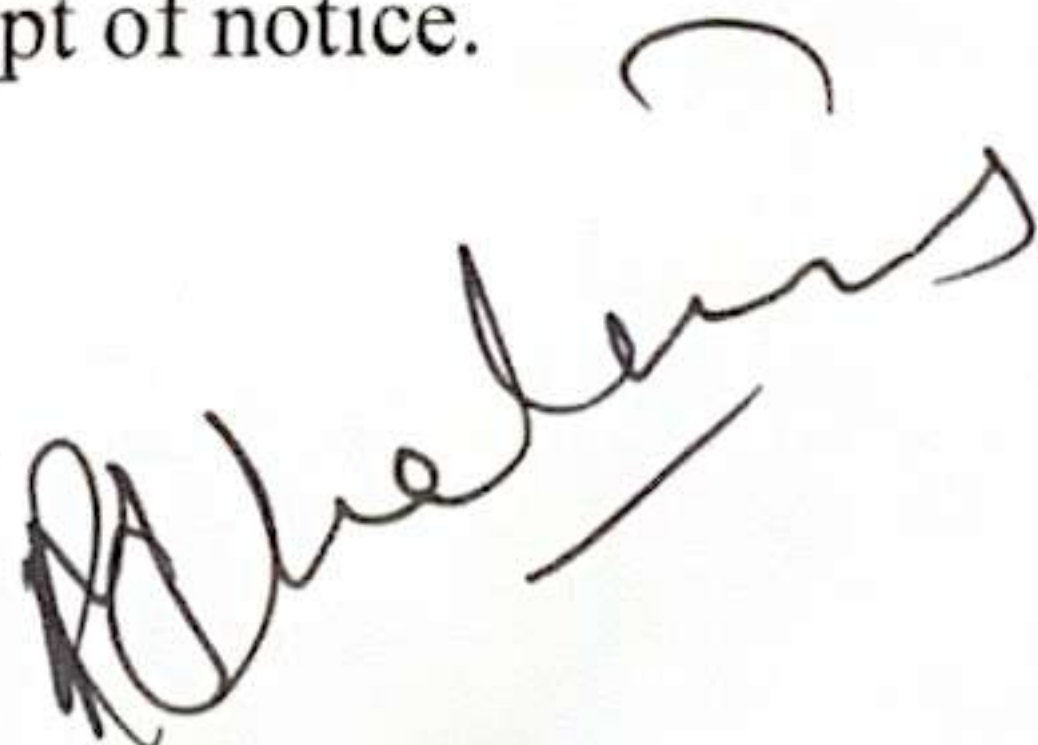
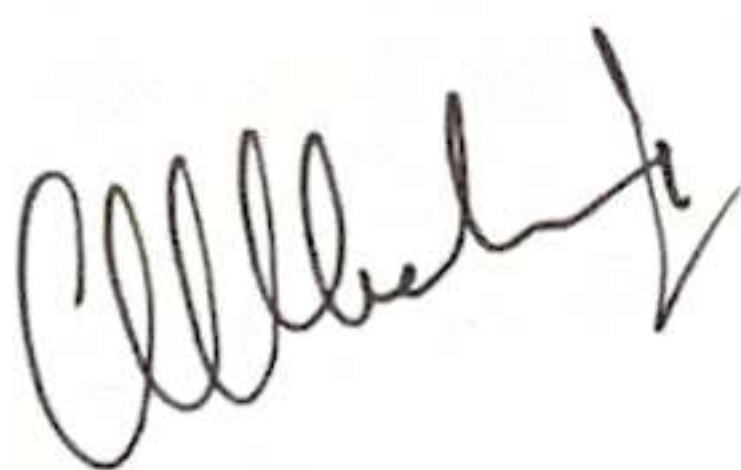


FOR COPIES DEVELOPERS LLP

Authorized Signatory

proceeds thereof, and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.

- 3.5 Any cost and/or expense incurred in relation to the rectification of any defect in title of the Project Land, shall be solely borne and paid by the Land Owners.
- 3.6 The Land Owners shall, sign and deliver to the Developer all documents, as may be required to be signed by the Land Owners, for filing the various applications and for obtaining the Approvals pursuant thereto for the construction, development, marketing, sale and maintenance of the Project (excluding the right to market, sell and maintain the Land Owners' Area Share) including but not limited to the obtainment of the approval and registration of the Project under RERA as well as the procurement of the letter of intent and the license in relation to the Project from the DTCP.
- 3.7 The Developer shall be exclusively entitled in its sole discretion to book, allot, sale of the Units /Saleable Area (excluding Land Owners' Area Share) and to enter into agreement to sell flat buyer agreements with prospective purchasers for transfer of the same together with proportionate, undivided right, share, interest and title in the Project Land.
- 3.8 The Developer shall be entitled to receive refund of all security deposits or advances paid by it to the concerned authorities upon completion of the Project or otherwise. If any such refund is received in the name of the Land Owners, the Land Owners shall within 7 (seven) days of receipt of notice from the Developer regarding the same, pay the said amounts to the Developer without any demur or delay. In the event of delay at the part of the Land Owners for making payment of such amounts beyond the stipulated 7 (seven) days of receipt of notice.



For CCRK DEVELOPERS LLP

Authorized Signatory



FOR COPE DEVELOPMENT LTD

Approved by

ARTICLE 4

CONSIDERATION FOR GRANT OF DEVELOPMENT RIGHTS

4.1 In consideration of the Land Owners providing and making available to the Developer the Project Land and granting exclusive and irrevocable Development Rights to the Developer with right to sell, transfer and convey the Units, plots, comprised in Saleable Area (excluding the right to sell, transfer, convey and dispose off the Land Owners' Share) together with right to sell or convey, proportionate undivided right, share, interest and title in the Project Land to the prospective purchasers and receive consideration therefrom in its own name and account, the Land Owners shall be collectively entitled to

4.1.1 **receive 40% (fourty percent)** of the all Saleable Area of the Project as per their share in project land ("**Land Owners' Area Share**")

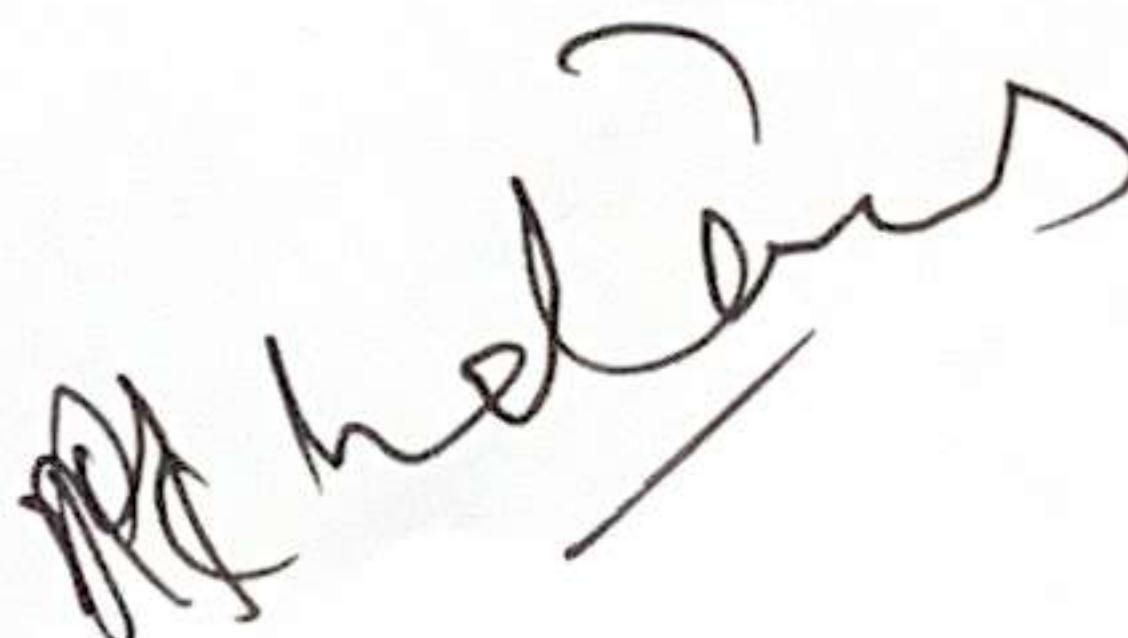
4.2 Any Indirect Taxes payable on the Land Owners Share shall be paid and borne by the Land Owners. Also, payment to the Land Owners, if any, shall be made by the Developer to the Land Owners after deduction of applicable TDS under the provisions of the Income Tax Act, 1961.

ARTICLE 5

COVENANTS, UNDERTAKINGS, ROLES AND OBLIGATIONS OF THE DEVELOPER

5.1 The Developer shall formulate the master plan and design of the Project and shortlist and appoint such third-party consultants as it may require for the development of the Project. In addition, the Developer shall conceive the Project and abide by the building plans, design and arrange preparation of architectural, structural and other drawings from the architects and other consultants based on the approved sanctioned drawings and shall develop the Project in accordance with the Applicable Laws.

5.2 The Developer shall develop the Project in accordance with the Approvals, the Applicable Laws and in accordance with the terms hereof at its own cost and expenses.



For CCRK DEVELOPERS LLP

Authorised Signatory

Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Sohna

Dated: Mar 18, 2024

Time: 15:05:29

Appointment Slip

Shri / Smt.
Ajay
Dhunela
Sohna, Gurugram

14401
18.03.2024

N

Subject: Appointment for registration of TARTIMA Deed

As requested by you regarding registration of **TARTIMA** deed, your appointment has been scheduled with following Details:-

Serial No:	280	Token No:	02818032024030937000
Transaction Amt:	Rs. 10	Property ID:	3TW6WY30
Date & Time:	Mar 18, 2024 15:12	Appointment Type:	N
Address:	Mewat		

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	gf282023I13 7	28-Dec-23	₹ 101.00

Please bring the following documents to prove your identity in support of your Deed.

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-3373

Important:

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

Transacted Area			
Khewat	Unit		Sq Yards
	SY	0	7260.00
		0	7260.00
Total		0	7260.00

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Marla/Biswa

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 28/12/2023

Certificate No. GF282023L137



GRN No. 110464167



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Chander Mohan Khatana

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Dhunela

District : Gurugram

State : Haryana

Phone: 99*****79

Others : Priya mohan khatana



Buyer / Second Party Detail

Name : Ccrk Developers Llp

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village: Dhunela

District : Gurugram

State : Haryana

Phone : 99*****79

Purpose : Supplementary Deed

14401
18.03.2024

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

**SUPPLEMENTARY
AGREEMENT**

THIS SUPPLEMENTARY AGREEMENT ("Supplementary Agreement") to the Development Agreement dated 26th September 2023, is made at Sohna, Gurugram on this 06th day of March, 2024 by and between:

THE LAND OWNERS, Mr. Chander Mohan Khatana (Aadhar No. 4565 3443 5709, PAN APZPM4376F) And Mr. Priya Mohan Khatana (Aadhar No. 675917570672, PAN BVGPK4727G), S/o Sh. Dharampal Khatana, R/o Dhunela (182), Gurugram, Haryana- 122103 as set out in the SCHEDULE I hereunder written (hereinafter collectively referred to as the "Land Owners", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, administrators, legal representatives, executors and permitted assigns) of the FIRST PART;

AND

CCRK DEVELOPERS LLP (Pan No. AASFC4216C), Partnership, incorporated under the provisions of the Companies Act, and having its registered office at Village Dhunela, Tehsil Sohna, Gurugram, acting through its authorised signatory, Mr Ajay (Aadhar No. 8392 7073 3373), duly authorized vide Board Resolution dated 06th March, 2024, (hereinafter referred to as the

1

For CCRK DEVELOPERS LLP

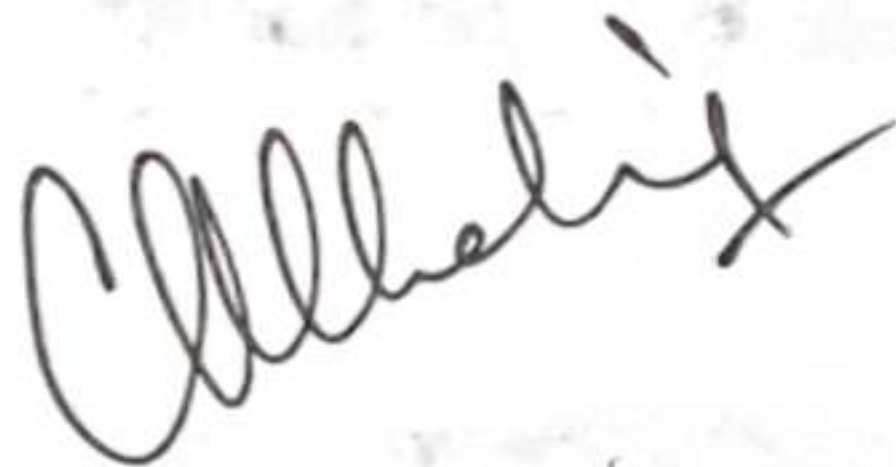
**Ajay
Authorised Signatory**

प्रलेख न:14401

दिनांक:18-03-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	सोहना
गांव/शहर	Dhunela
धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : gl2820231137	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:112368125 पेस्टिंग शुल्क 3 रुपये
Drafted By: Hari Shankar ADV	Service Charge:200

यह प्रलेख आज दिनांक 18-03-2024 दिन सोमवार समय 4:12:00 PM बजे श्री/श्रीमती /कुमारी CHANDER MOHAN KHATANA पुत्र DHARAMPAL KHATANA PRIYA MOHAN KHATANA पुत्र DHARAMPAL KHATANA निवास DHUNELA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
CHANDER MOHAN KHATANA PRIYA MOHAN KHATANA



उप/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CCRK DEVELOPERS LLP thru AJAYOTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी BHARM PRAKASH NAMBERDAR पिता .. निवासी Raisina व श्री/श्रीमती /कुमारी SUBILASH CHAND PANCH पिता ..

निवासी Rahaka ने की।

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



उप/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सब रजिस्ट्रार
सोहना

011 28393130

011 28393130

"Developer", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its subsidiaries, associate companies, related parties, successors, representatives and permitted assigns) of the **SECOND PART**.

The Land Owners and the Developer, may collectively also be referred to as "**Parties**" and individually as "**Party**".

A. WHEREAS the Ownesr and the Devloper had entered into an Collaboration Agreement bearing vasika no. 7463 dated 26 September 2023 (hereinafter referred to as "Principal Agreement"), wherein the parties have agreed that the land bearing.

DESCRIPTION OF LAND

Sr. No.	Rect. No.	Kila No.	Area		Area Taken		Owners
			K	M	K	M	
1.	37	5/2	4	0	4	0	Chander Mohan Khatana & Priya Mohan Khatana Equal Share
2.	36	1	8	0	8	0	Chander Mohan Khatana & Priya Mohan Khatana Equal Share
3.	36	2 Min	4	5	4	5	Priya Mohan Khatana
4.	36	3/1/1 Min	0	4	0	4	Priya Mohan Khatana

Total 16 Kanal 9 Marla i.e. 2 Acre 9 Marla at situated in the revenue state of Village and Tehsil Sohna Distt. Gurugram

Haryana total admeasuring area 16 Kanal 09 Marla equivalent to 2.05625 Acre (hereinafter collectively referred to as the "Said Land") shall be utilized by the Developer for the purpose of developing ("Project") as per the provisions of Town and country planning department.

B) WHEREAS The Parties have decided to execute this Agreement ("Agreement") to amend certain terms and conditions of the Principal Agreement and this Agreement shall form part and parcel of the Principal Agreement.

NOW, THEREFORE THIS AGREEMENT WITNESSETH AS UNDER-

1) The Parties have mutually agreed to amend and incorporate a new Clauses Nos. no no 12 in the Principal Agreement which are mentioned in detail in Annexure I to this Agreement.

2) The Parties hereto hereby agree and confirm that this Agreement shall be supplementary to the Principal Agreement, with all the terms and conditions of the Principal Agreement continuing to remain valid, operative, binding, enforceable and in full force and effect, and it shall continue to govern the relations between the Parties hereto, SAVE AND EXCEPT to the extent as is altered, amended, substituted and modified by this Agreement and this Agreement and the Principal

For CCRK DEVELOPERS LLP

Authorized Signatory

Reg. No.

Reg. Year

Book No.

14401

2023-2024

1



पेशकर्ता



दावेदार



गवाह

[Signature]

[Signature]

उप/संयुक्त पंजीयन अधिकारी
सोहना

पेशकर्ता :- CHANDER MOHAN KHATANA PRIYA MOHAN
KHATANA

दावेदार :- thru AJAYOTHERCCRK DEVELOPERS
LLP *[Signature]*

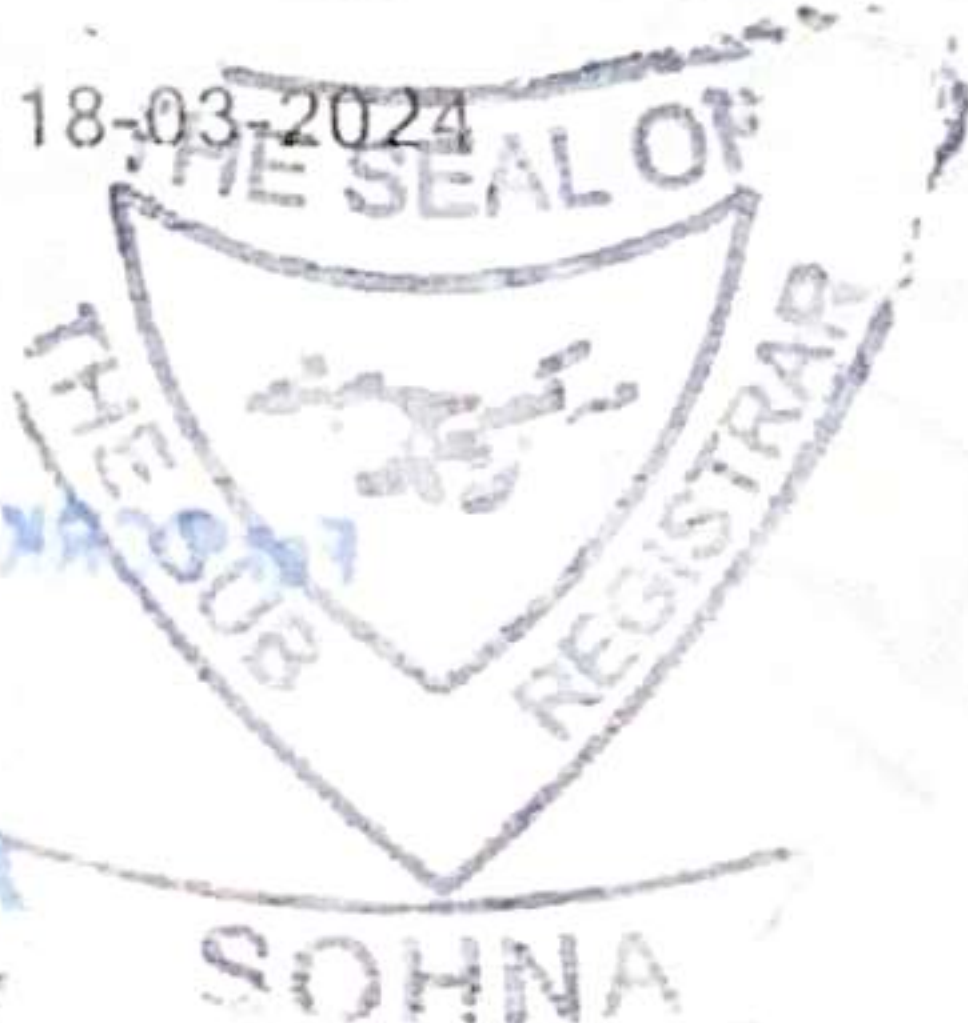
गवाह 1 :- BHARM PRAKASH NAMBERDAR *[Signature]*

गवाह 2 :- SUBHASH CHAND PANCH *[Signature]*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14401 आज दिनांक 18-03-2024 को बही नं 1 जिल्द नं 6 के पृष्ठ नं 83.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 170 के पृष्ठ संख्या 24 से 28 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 18-03-2024



उप/संयुक्त पंजीयन अधिकारी सोहना

संयुक्त सब रजिस्ट्रार
सोहना

Agreement shall always be read in conjunction with each other.

3) This Agreement shall be made effective from

The Parties are now desirous of amending and supplementing their understandings contained in the DA by incorporating the alterations and modifications in the DA recorded in this Supplementary Agreement.

**NOW THEREFORE, THIS SUPPLEMENTARY AGREEMENT WITNESSETH
AND THE PARTIES HERETO MUTUALLY AGREE AS UNDER:**

1. Interpretation:

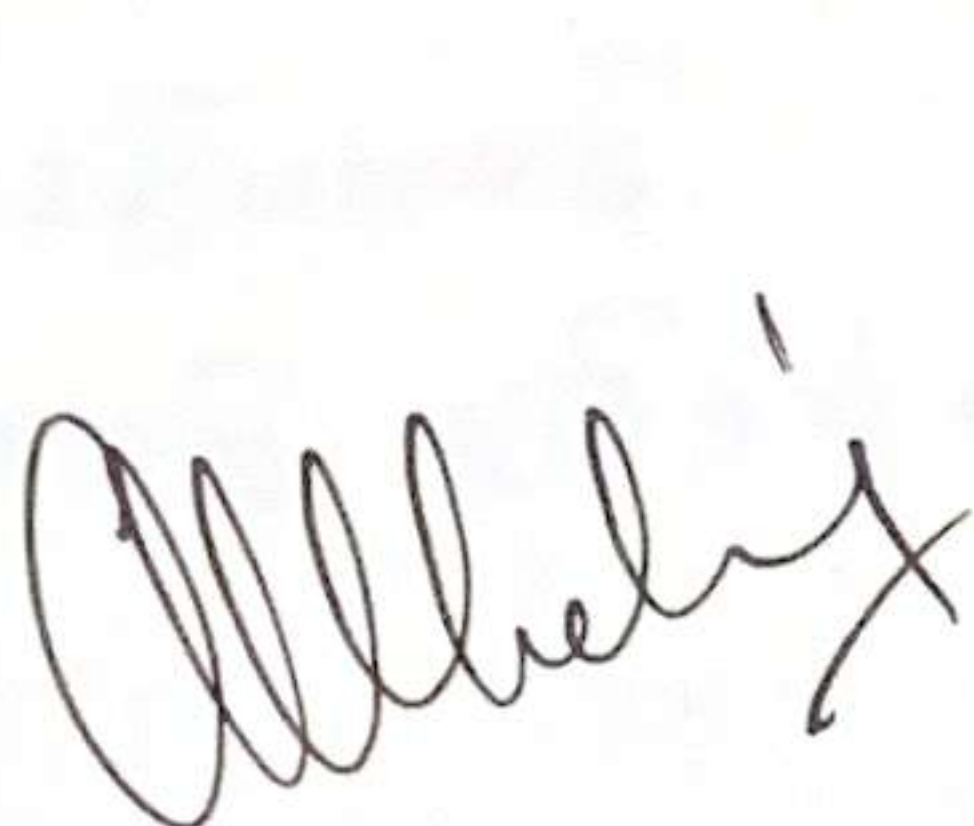
Save as defined in this Supplementary Agreement, words and expressive defined in the DA, including capitalized words and expressions, shall have the same meanings when used in this Supplementary Agreement as assigned to them in the DA. In addition to the same Article 12 of the DA (relating to Interpretations) shall be deemed to be incorporated and form part of this Supplementary Agreement by way of annexure 1

2. Effectiveness:

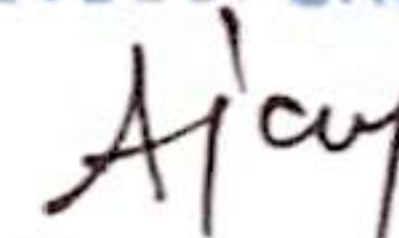
This Supplementary Agreement shall be effective upon the date of execution of this Agreement (hereinafter referred to as the "**Signing Date**").

3. Amendments / Modifications / Alternations to DA:

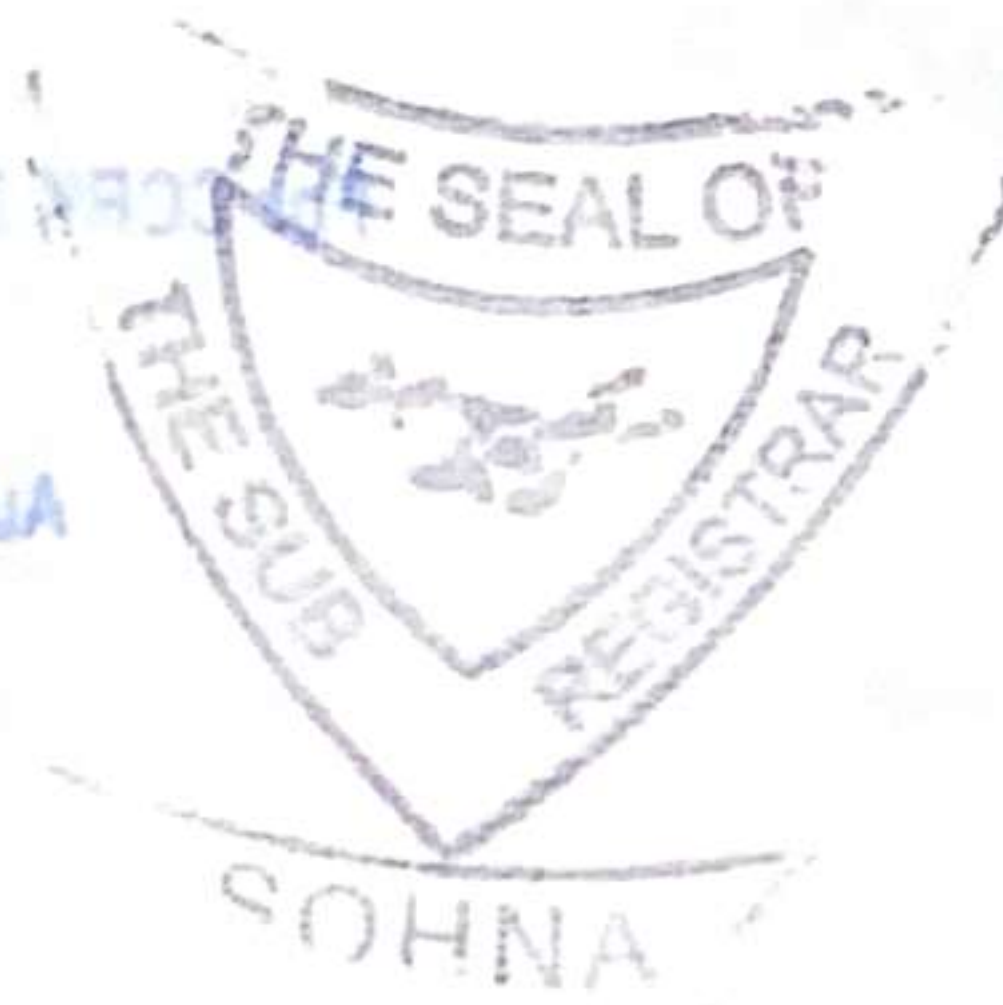
The DA is hereby amended / modified / altered to the following extent with immediate effect: **Article 11.8 is deleted from the main agreement for all purposes.**



For CCRK DEVELOPERS LLP

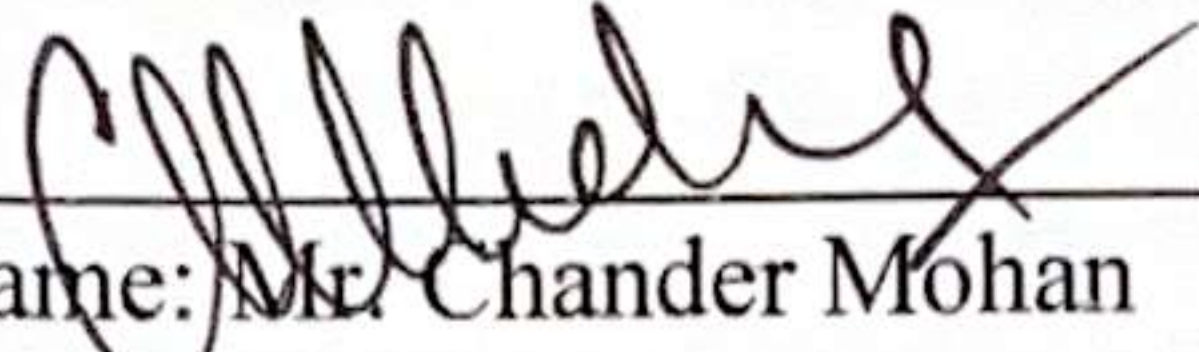
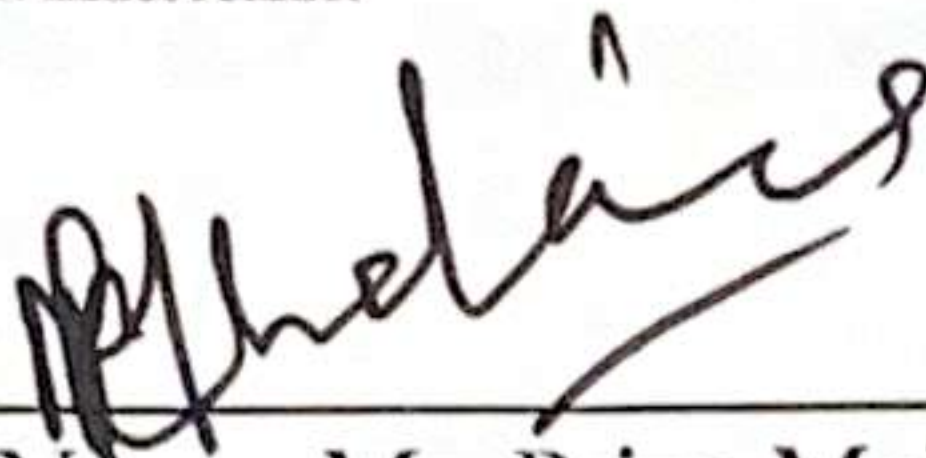
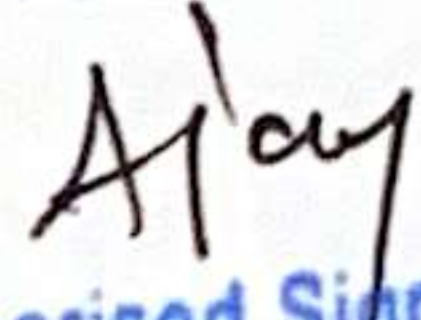

Authorized Signatory

Authorised signatory
PJJ 28887 17/03/2020



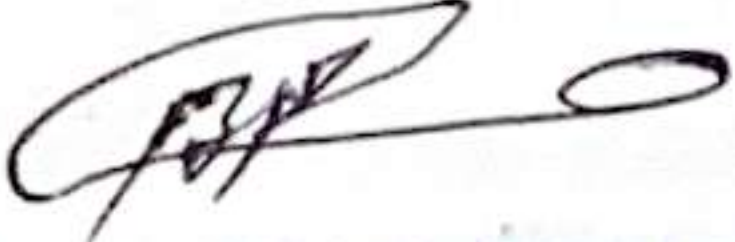
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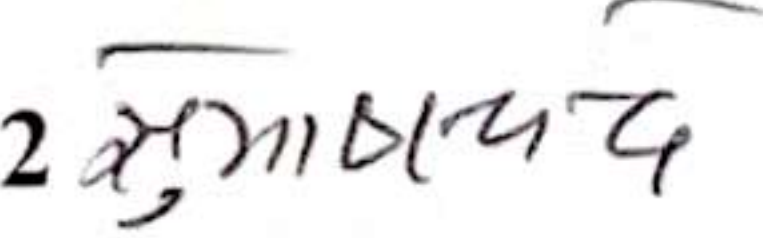
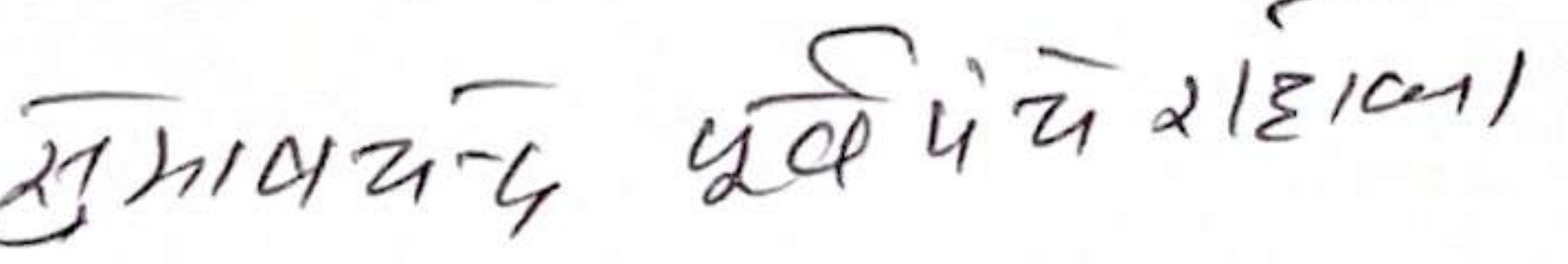
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date set forth above.

Signed and delivered by Land Owners 1.  Name: Mr. Chander Mohan Khatana 2.  Name: Mr. Priya Mohan Khatana	Signed and delivered by the Developer For CCRK DEVELOPERS LLP  Name: MR. Ajay Designation: Authorised Signatory
---	--

WITNESSE

S:

1. 
BRHAM PRAKASH Nambardar
Raiseena, Teh. Schna,
Distt. Gurugram

2 


FOR CCRK DEVELOPERS LLP

Authorized Signatory



Signature, for Sub REGISTRAR

ANNEXURE-1

Article No. 12:

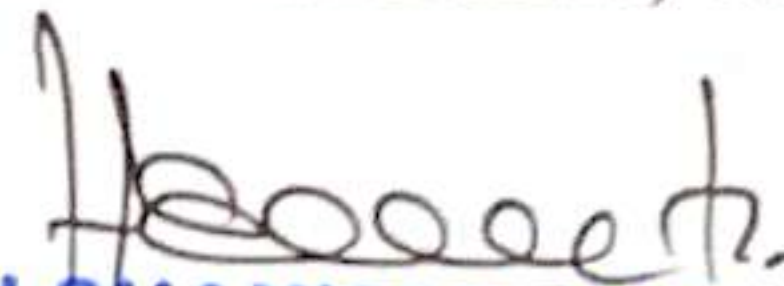
12.1 In continuation to collaboration agreement submitted earlier/entered into by individual landowners is amended to the effect that the developer company shall be responsible for compliance of all terms and condition of licence/provision of the Haryana Developers and Regulation of Urban Area Act, 1976 till grant of final completion Certificate to the colony or relieved of the responsibility by the DG, TCP, Haryana, whichever is earlier.

12.2:

The said collaboration agreement submitted shall be irrevocable and no modification/alternation etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.



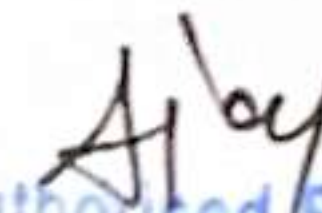
MR. Chander Mohan Khatana, S/o Dharampal Khatana,


HARI SHANKAR AMBAVTA
ADVOCATE
SOHNA, GURUGRAM
18.03.2024



MR. Priya Mohan Khatana, S/o Dharampal Khatana,

For CCRK DEVELOPERS LLP


Authorised Signatory

Mr. Ajay

HARI SHANKAR AMBATA
ADVOCATE
SOHNA, GURUGRAM

For CCRK DEVELOPERS LLP

Authorized Signatory

