

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/08/2018

Certificate No. MOA2018H16



GRN No. 37478392



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms Maestro promotores Pvt ltd

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: New delhi

District: Delhi

State: Delhi

Phone: 0

Others: Etc



Buyer / Second Party Detail

Name: Ansal Housing and Construction limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Karnal

District: Karnal

State: Haryana

Phone: 0

Purpose: SUPPLYMENTRY AGREEMENT

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



SUPPLEMENTARY AGREEMENT

This supplementary agreement to the development agreement dated 14.06.2017 is executed at Karnal on this 02nd day of August, 2018

BY AND AMONGST

- 1) M/S MAESTRO PROMOTERS PVT. LTD., a company, registered under the Companies Act, 1956, having its registered office at 110, Indra Prakash Building, 21 Barakhamba Road, New Delhi 110001, having PAN No. (AABCM3123G) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 05.06.2018 (hereinafter referred to as the "First Party") (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns);

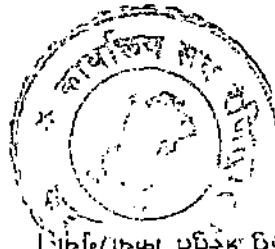


पलख नं:4069

दिनांक:02-08-2018

डीड सवंधी विवरण		डीड सवंधी विवरण	
डीड का नाम	AGREEMENT	तहसील/सब-तहसील	करनाल
		गांव/शहर	करनाल
रशि 0 रुपये		रजिस्ट्रेशन फीस की रशि 0 रुपये	
रजाम्प नं : m0a2018h16		रजाम्प की रशि 101 रुपये	
रशि 0 रुपये		रजाम्प ड्यूटी की रशि 2.25 रुपये	
Service Charge:200		ड्राफ्टिंग शुल्क 3 रुपये	
Drafter By: दिनेश चौहान			

यह प्रलेख आज दिनांक 02-08-2018 दिन शुक्रवार समय 2:25:00 PM बजे श्री/श्रीमती /कुमारी
 MAESTRO PROMOTERS PVT. LTD.ihnu मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . GEO CONNECT LTD.ihnu मार्फत
 जगजीत सिंह ए.एस.OTHER पुत्र . WRANGLER BUILDERS PVT. LTD.ihnu मार्फत जगजीत सिंह ए.एस.OTHER पुत्र .
 निवास करनाल द्वारा पंजीकरण हेतु प्रस्तुत किया/गया।



उप/संयुक्त पंजीयन अधिकारी (करनाल)

हस्ताक्षर प्रस्तुतकर्ता

MAESTRO PROMOTERS PVT. LTD. GEO CONNECT LTD. WRANGLER BUILDERS PVT. LTD.

उपरोक्त पक्षकर्ता व श्री/श्रीमती /कुमारी भंडाल अंसल हाऊसिंग एण्ड कंस्ट्रक्शन लि. ihnu मार्फत लीक्रे आलम ए.एस.OTHER पुत्र . हाजिर है। प्रवृत्त प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझाकर स्वीकार किया। दोनों पक्षों की प्रत्येक श्री/श्रीमती /कुमारी/राजापाल नरबंददार पिता --- निवासी दादुपुर व श्री/श्रीमती /कुमारी और पिता योगिन्द्र निवासी करनाल ने की।

साक्षी नं:1 को इस नरबंददार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की प्रत्येक करता है।

- 2) **GEO CONNECT LTD.**, a company registered under the Companies Act, 1956, having its registered office at 110, Indra Prakash Building, 21 Barakhamba Road, New Delhi 110001, having PAN No. (AAECS2401C) acting through **Mr. Jagjeet Singh**, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 05.06.2018 (hereinafter referred to as the "**Second Party**") (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns);
- 3) **WRANGLER BUILDERS PVT. LTD.**, a company registered under the Companies Act, 1956, having its registered office at 110, Indra Prakash Building, 21 Barakhamba Road, New Delhi 110001, having PAN No. (AAACW1549H) acting through **Mr. Jagjeet Singh**, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 05.06.2018 (hereinafter referred to as the "**Third Party**") (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns);

That the First, Second and Third Party are collectively known as "Associate Companies or Land Owners".

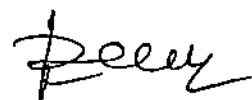
AND

ANSAL HOUSING & CONSTRUCTION LIMITED, a public limited company registered under the Companies Act, 1956, having its registered office at 606, 6th Floor, Indraprakash, 21, Barakhamba Road, New Delhi-110001, having PAN No. (AAACA0377R) acting through **Mr. Tauqeer Alam**, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 29.05.2018 hereinafter referred to as the "**Developer**"; (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns);

WHEREAS the Associate Companies are the wholly owned subsidiaries of the Developer;

AND WHEREAS the associate companies have entered into a development agreement dated 14.06.2017 with the Developer duly registered at the office of sub-registrar, Karnal vide registration no. 2585 dated 14.06.2017 in book no. 1, volume no. 566 at page no. 160. Wherein the associate companies have agreed to pool their respective share of lands for the development of a real estate project to be developed by the Developer as per the terms and conditions mentioned therein. The details of the land are more particularly described in **Schedule-I** annexed herewith;

AND WHEREAS by way of the clause no. 8 of the said development agreement it was agreed between the Parties that 65% of the developed area shall belong to the



Reg. No.

Reg. Year

Book No.

4069

2018-2019

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru मार्फत जगजीत सिंह ए.एस.OTHER MAESTRO PROMOTERS PVT. LTD. thru मार्फत जगजीत सिंह ए.एस.OTHER GEO CONNECT LTD. thru मार्फत जगजीत सिंह ए.एस.OTHER WRANGLER BUILDERS PVT. LTD. _____

दावेदार :- thru मार्फत तोकिर आलम ए.एस.OTHER मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन लि. _____

गवाह 1 :- राजपाल नम्बरदार _____

गवाह 2 :- गौरव _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4069 आज दिनांक 02-08-2018 को बही नं 1 जिल्द नं 583 के पृष्ठ नं 177 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13704 के पृष्ठ संख्या 53 से 55 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 02-08-2018

उप/संयुक्त पंजीयन अधिकारी(करनाल)

Associate Companies/Land Owners and 35% of the developed area shall belong to the Developers.

AND WHEREAS the clause no. 9 of the aforesaid development agreement also stipulates that the Associate Companies shall have the liberty to sell their share of developed area through the developer on mutually agreed terms. Therefore the associate companies have approached the developer to market and sell their respective shares of the developed areas to which the developer has agreed and now the entire developed area shall be marketed/advertised and sold by the developer on behalf of all the parties as per the terms and conditions mentioned herein.

AND WHEREAS on the aforementioned premise the parties have now decided to enter into these present on the terms and conditions as mentioned hereinafter

NOW THIS DEED WITNESSETH AS UNDER:-

1. That the parties have agreed that rather than sharing the developed area, the associate companies shall now share the revenue generated, from the sale of developed areas, with the developer in the same ratio as mentioned in the clause no. 8 of the said development agreement i.e 65% to the Associate Companies/Land Owners and 35% to the Developers. The revenue shall be shared in proportion to the land contributed by the respective associate companies under any particular license.
2. That the entire developed area shall be marketed/advertised and sold by the developer on behalf of all the parties. The developer shall be authorised to receive sale consideration directly from the prospective buyers for the entire developed area including the share of the associate companies. That the developer shall be entitled to deduct, from the revenue share of the associate companies, the marketing expenses i.e. brokerage and advertising costs. That once the developer starts marketing, advertising and selling the developed areas, the computation of the revenue generated in proportion to the land contributed by the associate companies under a particular license shall be done at the end of every quarter.
3. That the developer is also entitled to deduct, from the share of associate companies, all such amounts which it has paid to the associate companies as advance sum in terms of the said development agreement. The developer after making the aforementioned deductions shall pay to the associate companies their respective shares in proportion to the land area contributed.
4. That the associate companies do hereby authorise the developer to market, advertise and sell the entire developed area and also to collect the sale proceed, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds in favour of the allottees/purchasers of units in the proposed project. That the associate companies along with the execution of the



present agreement has executed an irrevocable General Power of Attorney in favour of the developer to market, advertise and sell the developed areas and also to collect the sale proceed, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds in favour of the allottees/purchasers of units in proposed project. The associate companies also undertake to execute any other documents including authorisation letter and or resolutions, if required to fulfill the terms of the said development agreement 14.06.2017 and present supplementary agreement.

5. That present agreement is part and parcel of the said development agreement dated 14.06.2017 hence is to be considered in addition and not in derogation to the said development agreement. However, any clause in the present agreement if found to be contrary to any clause of the said development agreement then the clause mentioned in this agreement shall prevail and supercede the corresponding clause of the said development agreement.

IN WITNESS WHEREOF, the parties hereto have set their respective hands and seal on these presents on the date, month and year herein above first mentioned in the presence of the following witnesses.


First Party


Second Party


Developer


Third Party

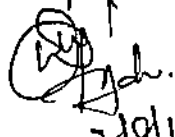
WITNESSES:

1. Sh Rajpal Numbekar
TRD Def ^{with Dadapur} Regdon

2. Sh Gaurav Sh Yoginder Singh
No Ansel Town Karnal

Place:

Dated:

Drafted by

2/8/18



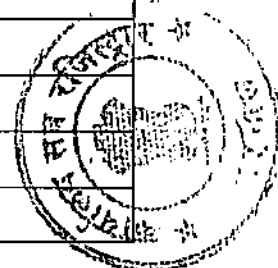
SCHEDULE-I

- 1) Details of the Land owned by M/s Maestro Promoters Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
9595	12-14	11-4-5	2.336
12727/9596	6-4	5-19-14	1.247
TOTAL		17-3-19	3.583

- 2) Details of Land owned by M/s Geo Connect Pvt. Ltd. in Kasba- Karnal, Haryana:-


<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area Taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
9473	6-14	1-7-0	.281
9471	8-2	1-12-0	.333
9472	2-8	0-10-0	0.104
Total		3-9-0	.718




- 3) Details of the Land owned by M/s. Wrangler Builders Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
12457/9374	0-9	0-1-0	0.010
9413	6-14	0-13-0	0.135
9420	4-4	0-8-0	0.083
9421	8-2	0-16-0	0.167
9422	2-8	0-5-0	0.052
TOTAL		2-3-0	0.447

Total Area = 22-15-19(B-B-B) OR 4.741 acres

DDO Code: 2305	E - CHALLAN	Candidate Copy
Government of Haryana		
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq./DD)		
GRN No.: 0037508000	Date: 02 Aug 2018 15:26:02	
Office Name: 2305-tehsildar		
Treasury: Kamal		
Period: (2018-19) One Time		
Head of Account		Amount ₹
0030-03-104-99-51 Fees for Registration		103
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		103
₹ One Hundred and Three Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 4069		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 7247260257		
Payment Date: 02/08/2018		
Bank: Punjab National Bank Aggregator		
Status: Success		

DDO Code: 2305	E - CHALLAN	AG/ Dept Copy
Government of Haryana		
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq./DD)		
GRN No.: 0037508000	Date: 02 Aug 2018 15:26:02	
Office Name: 2305-tehsildar		
Treasury: Kamal		
Period: (2018-19) One Time		
Head of Account		Amount ₹
0030-03-104-99-51 Fees for Registration		103
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		103
₹ One Hundred and Three only		
Tenderer's Detail		
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 4069		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 7247260257		
Payment Date: 02/08/2018		
Bank: Punjab National Bank Aggregator		
Status: Success		

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/08/2018

Certificate No. M0A2018H16



GRN No. 37478392



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms Maestro promotores Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 0

Others : Etc



Buyer / Second Party Detail

Name : Ansal Housing and Construction limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone : 0

Purpose : SUPPLYMENTRY AGREEMENT

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