



Certificate No. MOA2018H19



GRN No. 37478322

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Ms Naurang investment and Financial services 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 01.03.2013 is being executed at Karnal on this 02<sup>nd</sup> day of August, 2018

#### BY AND AMONGST

1. M/s Naurang Investment & Financial Services Pvt. Ltd., a company, registered under the Companies Act, 1956, having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001, having PAN No. (AAACN4186F) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the

प्रलेख न:4070

दिनांक:02-08-2018

**डीड संबंधी विवरण**

डीड का नाम AGREEMENT

तहसील/सब-तहसील करनाल

गांव/शहर करनाल

**धन संबंधी विवरण**

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 2.25 रुपये

स्टाम्प नं : m0a2018h19

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 0 रुपये

पेस्टिंग शुल्क 3 रुपये

Drafted By: दिनेश चौहान

Service Charge:200

यह प्रलेख आज दिनांक 02-08-2018 दिन गुरुवार समय 2:27:00 PM बजे श्री/श्रीमती /कुमारी

Naurang Investment and financial Services Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Sampark Hotels Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Shatrunjay Darshan Construction Co.Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Amarnath Properties Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Arezzo Developers Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Vriddhi Properties Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Sphere Properties Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Aerie Properties Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . Arena Construction Pvt. Ltd.thru मार्फत जगजीत सिंह ए.एस.OTHER पुत्र . निवास करनाल द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (करनाल )

हस्ताक्षर प्रस्तुतकर्ता

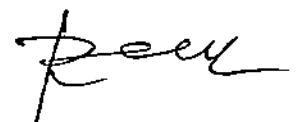
Naurang Investment and financial Services Pvt. Ltd. Sampark Hotels Pvt. Ltd. Shatrunjay Darshan Construction Co.Pvt. Ltd. Amarnath Properties Pvt. Ltd. Arezzo Developers Pvt. Ltd. Vriddhi Properties Pvt. Ltd. Sphere Properties Pvt. Ltd. Aerie Properties Pvt. Ltd. Arena Construction Pvt. Ltd.

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन लि. thru मार्फत तोकिर आलम ए.एस.OTHER पुत्र . हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजपाल नम्बरदार पिता -- निवासी दादुपु

"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);

2. **Sampark Hotels Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001, having PAN No. (AABCS8097H) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (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. **Amarnath Properties Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001, having PAN No. (AAFCA1047F) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (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);
4. **Arezzo Developers Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001, having PAN No. (AAACH0997E) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the "Fourth 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);
5. **Vridhi Properties Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 having PAN No. (AACCV0520B) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the "Fifth 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);
6. **Sphere Properties Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001, having PAN No. (AAICS4022R) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the "Sixth Party")



Reg. No.

Reg. Year

Book No.

4070

2018-2019

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru मार्फत जगजीत सिंह ए.एस.OTHER Naurang Investment and financial Services Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Sampark Hotels Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Shatrunjay Darshan Construction Co.Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Amarnath Properties Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Arezzo Developers Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Vriddhi Properties Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Sphere Properties Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Aerie Properties Pvt. Ltd. thru मार्फत जगजीत सिंह ए.एस.OTHER Arena Construction 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

(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);

7. **Aerie Properties Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001, having PAN No. (AAECA8891Q) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the "Seventh 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);
8. **Arena Construction Pvt. Ltd.**, a company registered under the Companies Act, 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001, having PAN No. (AAGCA8546G) acting through Mr. Jagjeet Singh, who has been duly authorized to execute the present Agreement for Sale vide the Board Resolution dated 24.05.2018 (hereinafter referred to as the "Eight 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 to Ninth parties are hereinafter collectively referred to as "Land Owners".

AND

**M/s ANSAL HOUSING & CONSTRUCTION LIMITED**, a public limited company registered under the Companies Act, 1956, having its registered office at 606, 6<sup>th</sup> 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);

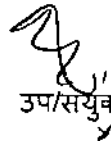
The land owners and the developer are hereinafter collectively referred to as the "parties".

**WHEREAS** the land owners have entered into a development agreement dated 01.03.2013, duly registered at the office of sub-registrar, Karnal vide registration no. 11116 dated 19.03.2013 in book no. 1, volume no. 587 at page no. 165, with the Developer and had agreed to pool their respective share of lands situated at Kasba Karnal, District Karnal, Haryana for the development of a real estate project(hereinafter referred to as the



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4070 आज दिनांक 02-08-2018 को बही नं 1 जिल्द नं 583 के पृष्ठ नं 177.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13704 के पृष्ठ संख्या 56 से 58 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 )



proposed project) to be developed by the Developer as per the terms and condition mentioned therein.

AND WHEREAS M/s Satrunjay Darshan Construction Co. Pvt. Ltd. who was a party in the development agreement dated 01.03.2013 is not being made a party in the present supplementary agreement as all its land admeasuring 6.14 acres out of the total land area as mentioned in agreement dated 01.03.2013 has already been purchased by the developer, vide sale deed no. 619 dated 22.04.2014 duly registered at the office of sub-registrar Karnal in book no. 1, volume no.523 at page no. 109. That details of the land after the execution of the aforementioned sale deed is more particularly described in Schedule-I (hereinafter referred to as the said "project land").

AND WHEREAS by way of the said agreement dated 01.03.2013 it was agreed among the Parties that in lieu of the land contributed by the land owners in the proposed project, the land owners shall be entitled to 1300 sq. Yards of developed residential plots per acre in proportion to the land contributed by them for the proposed project(s) and the remaining developed area shall belong to the developer.

AND WHEREAS pursuant to aforesaid arrangements among the parties to the said agreement dt. 01.03.2013, and in lieu of their respective entitlements under the same, the developer has already allocated developed plotted areas to the land owners as per their entitlement at different locations; and thus the land owners have remained with no claim in the aforesaid project land.

AND WHEREAS under the said agreement dt. 01.03.2013, the land owners have also agreed to duly execute an irrevocable Power of Attorney in favour of the developer, thereby authorising the developer to submit applications to the various authorities for obtaining licenses, approvals, sanctions and to do all such acts/things which may be necessary and incidental thereto; however, at this stage it is felt necessary by the parties to the said agreement that the developer shall also be given absolute right of transfer in respect of the entire project land and in this regard a General Power of attorney be executed by the land owners in favour of the developer.

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 it is agreed and decided between the parties to the agreement that the entire project land as mentioned in the schedule-I, shall be marketed and sold by the developer and the developer shall be fully authorised to received sale proceed thereof from the prospective buyers.
2. That in lieu of the respective entitlements of the land owners the developer has already allocated developed plotted areas to them as per their entitlement at different locations in kasba Karnal, Distt. Karnal, Haryana and the land owners









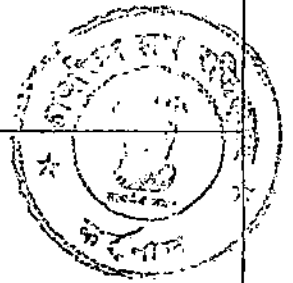


acknowledge the receipt thereof. Hence, the land owners shall have no claim in either the developed areas or the revenue generated from the sale of the developed areas in the project land.

3. That the land owners do hereby authorise the developer to market, advertise, sell and or part with 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 land owners along with the execution of the present agreement have also executed an irrevocable General Power of Attorney in favour of the developer to submit applications to the various authorities for obtaining licenses, approvals, sanctions and all other records statutorily to be done and to be performed in connection with the development of the said project land, to deposit requisite statutory fees and levies, to seek and receive refunds thereof and also to market, advertise, sell and or part with the developed areas and 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 on the entire said project land and/or enter in to any arrangements/agreement with any third party with respect to the entire project land. The land owners also undertake to execute any other documents including authorisation letter and or resolutions, if required to fulfill the terms of the said agreement 01.03.2013 and present supplementary agreement.
4. That present agreement is part and parcel of the said agreement dated 01.03.2013 hence is to be considered in addition and not in derogation to the said agreement. However, any clause in the present agreement if found to be contrary to any clause of the said agreement then the clause mentioned in this agreement shall prevail and supercede the corresponding clause of the said agreement dated 01.03.2013.

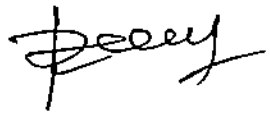


IN WITNESS WHEREOF, the parties hereto have set their respective hands and seal on these presents on the date, month and year herein above first mentioned in the presence of the following witnesses.

S.No.	Name, signature and address of the Land Owners	
1.	M/s Naurang Investment & Financial Services Pvt. Ltd. 1202,	

	office at Ansal Bhawan, 16, K.G Marg, New Delhi-110001	
2.	<b>Sampark Hotels Pvt. Ltd.</b> 1202, office at Ansal Bhawan, 16, K.G Marg, New Delhi-110001	
3.	<b>Amarnath Properties Pvt. Ltd.,</b> office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001	
4.	<b>Arezzo Developers Pvt. Ltd.,</b> office at 11 <sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001	
5.	<b>Vridhi Properties Pvt. Ltd.,</b> registered office at 11 <sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001	
6.	<b>Sphere Properties Pvt. Ltd.,</b> office at 11 <sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001	 
7.	<b>Aerie Properties Pvt. Ltd.,</b> office at 11 <sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001	
8.	<b>Arena Construction Pvt. Ltd.,</b> office at 11 <sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001	
	<b>Name, signature and address of the Developer</b>	




1.	M/s Ansal Housing & Construction Ltd. Office at 606, Indra Prakash Building, 21 Barakahamba Road, New Delhi - 110001	
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WITNESSES:

1. Rajpal Numbender vill Dadupur  
Rajdan Distt Karnal  
Rajpal

2. Sri Gower s/o Sri Yoginder Singh  
Mo Ansal Town Karnal


PLACE:

DATED:





Drafted by:-

  
28/18



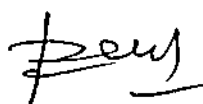
**SCHEDULE-I**

**SCHEDULE OF PROJECT LAND**

**(AREAS OWNED BY THE LAND OWNERS)**

1. Details of the Land owned by M/s Naurang Investment Finance Services Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
12722/9596		0-9
12444/9372 9370 9371		0-18
12447/9372		0-3
12432/9358		0-7
12510/9432		0-5
12511/9432		0-4
12527/9436		0-4
12434/9358		0-5
12521/9433 12522/9433		0-7
12526/9436		0-3
12429/9356		0-0.5
12538/9436		0-4.5
12559/9456		0-4



12447/9372	0-7
12432/9358	0-12
12510/9432	0-9
12511/9432	0-8
12527/9436	0-8
12434/9358	0-12
9368	3-10
12437/9359	1-5
12436/9359	0-18
9375	3-12
14226/9363/2/1 14222/9348 14224/9349	9-10
14221/9348	0-6
14223/9349 14225/9363 14228/9364 14235/9376 14237/9376	0-3
14236/9376	1-8



Total

27-2 or 5.64 acre

*Deen*

*[Signature]*

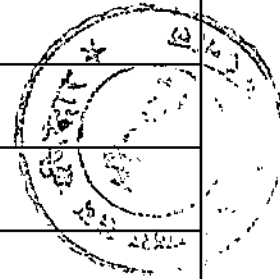
2. Details of Land owned by M/s Sampark Hotel Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
12700/9585		0-1
12499/9418		2-11

Total 2-12 or .54 acre

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

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
8655/1		2-8
12733/9599/1		0-7
12734/9599/1		0-3
12735/9599		1-16
12736/9599		1-9
8644		3-4
8653M		4-15
8654		2-17
8655		2-2
8653 M		2-4
12738/9604		0-10
12731/9599		1-0
9603		2-2



*[Handwritten signature]*

*[Handwritten signature]*

8643	0-10
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Total 20-107 or 25-07 or 5.28 acre

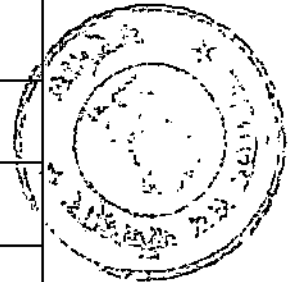
4. Details of Land owned by M/s Sphere Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
12733/9599/2		0-18
12734/9599/2		0-7
Total		0-25 or 1-5

Total 0.26 acre

5. Details of Land owned by M/s Vridhi Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
12729/9598		2-10
12731/9599		1-10
9603		3-4
8643		0-15
Total		6-39 or 7-19



Total 1.66 acre

6. Details of Land owned by M/s Amarnath Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
13513/12737/9 604		1-15

*[Signature]*

*[Signature]*

9602M	1-16
13513/12737/9 604	1-15
9602	1-08
Total	4-54 or 6-14

Total 1.4 acre


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TOTAL ----- 14.78 ACRE

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DDO Code: 2305	<b>E - CHALLAN</b> Government of Haryana	Candidate Copy						
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq./DD)								
GRN No.: 0037507957	Date: 02 Aug 2018 15:24:40							
Office Name: 2305-tehsildar	Treasury: Karnal	Period: (2018-19) One Time						
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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/Actt. no./VehicleNo/TaxId:-								
PAN No:								
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION								
Address: R O DELHI -								
Particulars: REGISTRATION NO 4070								
Cheque-DD- Detail:								
Depositor's Signature								
FOR USE IN RECEIVING BANK								
Bank CIN/Ref No:	7247255913							
Payment Date:	02/08/2018							
Bank:	Punjab National Bank Aggregator							
Status:	Success							

DDO Code: 2305	<b>E - CHALLAN</b> Government of Haryana	AG/ Dept Copy						
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq./DD)								
GRN No.: 0037507957	Date: 02 Aug 2018 15:24:40							
Office Name: 2305-tehsildar	Treasury: Karnal	Period: (2018-19) One Time						
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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/Actt. no./VehicleNo/TaxId:-								
PAN No:								
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION								
Address: R O DELHI -								
Particulars: REGISTRATION NO 4070								
Cheque-DD- Detail:								
Depositor's Signature								
FOR USE IN RECEIVING BANK								
Bank CIN/Ref No:	7247255913							
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.