

Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 19/01/2022
Certificate No.	G0S2022A2405		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	86399464		Penalty : ₹ 0 (Rs. Zero Only)
<b><u>Seller / First Party Detail</u></b>			
Name:	Sagardutt Builders and developers Private limited		
H.No/Floor :	1st	Sector/Ward :	Ph1
City/Village :	Gurugram	District :	Gurugram
State :	Haryana		
Phone:	98*****10		
			
<b><u>Buyer / Second Party Detail</u></b>			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward :	Ph1
City/Village :	Gurugram	District :	Gurugram
State :	Haryana		
Phone :	98*****10		
Purpose :	Agreement		
			

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://www.haryana.gov.in>

### **THIRD SUPPLEMENTARY AGREEMENT**

This Third Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 06.06.2014, Supplementary Agreement dated 28.01.2020 and Second Supplementary Agreement dated 08.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

**BY AND BETWEEN**

**M/s. Sagardutt Builders & Developers Pvt, Limited** (PAN No. AAKCS9144E), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana-



Sagardutt Builders & Developers Private Limited



DLF Limited



## डीड संबंधी विवरण

डीड का नाम TARTIMA  
 तहसील/सब-तहसील हरसरु  
 गांव/शहर हयातपुर

## धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये  
 स्टाम्प नं : g0s2022a2405 स्टाम्प की राशि 101 रुपये  
 रजिस्ट्रेशन फीस की राशि 100 EChallan:86477564 पेस्टिंग शुल्क 3 रुपये  
 रुपये  
 Drafted By: SELF Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी

Sagardutt Builders and Developers Pvt Ltdthru Naveen Chowdhary and Ravi Raj SinghOTHER निवास Gurugram द्वारा  
 पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता  
 Sagardutt Builders and Developers Pvt Ltd

  
 उप/सयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra SinghOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar निवासी DLF Ggm ने की।

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



  
 उप/सयुक्त पंजीयन अधिकारी (हरसरु)

122002 (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 14.04.2021 of the **One Part;**

**AND**

**M/s. DLF Limited** (PAN No-AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 06.06.2014 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 5491 on 06.06.2014, Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6759 on 03.02.2020 and Second Supplementary Agreement dated 08.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4446 on 08.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a residential colony with respect to its land measuring 5 Kanal 15 Marlai.e. or say 0.71875 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).



Sagardutt Builders & Developers Private Limited



DLF Limited

Reg. No.

Reg. Year

Book No.

10393

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary and Ravi Raj Singh OTHER Sagardutt Builders and Developers Pvt Ltd

दावेदार :- thru Narendra Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10393 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 10.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 75 से 76 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी (हरसरू)



AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. It is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony. Accordingly, the terms of Clause no. 2.4 of the Agreement dated 06.06.2014 stand superseded to this extent..
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities



Sagardutt Builders & Developers Private Limited



DLF Limited



under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.

5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Third Supplementary Agreement, the provisions of this Third Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

#### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s Sagardutt Builders & Developers Private Limited	712/751	Rectangle No 37, Kila No 13/2 (1-15), 14/1 (4-0) fields 2, area measuring 5 Kanal 15 Marla	full	5 Kanal 15 Marla
<b>Total</b>				<b>5 Kanal 15 Marla or 0.71875 acres</b>	



Sagardutt Builders & Developers Private Limited




DLF Limited






IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Sagardutt Builders & Developers Pvt. Limited


  
Naveen Chowdhary

  
Ravi Raj Singh  
(Authorised Signatories)


**DEVELOPER**

M/s. DLF Limited


  
Jayant Erickson

  
Anjana Bali  
(Authorised Signatories)

**WITNESSES**

1.   
SHIV KUMAR SINGH  
Advocate  
Dist. Courts, Gurugram

2.

  
Vikas Sh. Ashok Kumar  
Dist. Courts, Gurugram



10388

1

Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 19/01/2022
Certificate No. G0S2022A2599		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No. 86399527		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<b><u>Seller / First Party Detail</u></b>		
Name: Ophira Builders and developers Private limited		
H.No/Floor : 1st	Sector/Ward : Ph1	LandMark : Shoppingmallcomplexarjunmargdiftcity
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 98*****10		
<b><u>Buyer / Second Party Detail</u></b>		
Name : DLF limited		
H.No/Floor : 3rd	Sector/Ward : Ph1	LandMark : Dlfshoppingmallarjunmargdiftcity
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 98*****10		
Purpose : Agreement		
 		

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

### **SECOND SUPPLEMENTARY AGREEMENT**

This Second Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 31.01.2020 and Supplementary Agreement dated 08.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

### **BY AND BETWEEN**

**M/s. Ophira Builders & Developers Private Limited** (PAN No. AAACO9279N), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup>

  
 Ophira Builders & Developers Private Limited

  
 DLF Limited

प्रलेख न:10388

दिनांक:22-03-2022

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हयातपुर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0s2022a2599	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86477743 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF Service Charge:200	

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:56:00 PM बजे श्री/श्रीमती /कुमारी

Ophira Builders and Developers Pvt Ltdthru Naveen Chowdhary and Ravi Raj SinghOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

Ophira Builders and Developers Pvt Ltd

  
उप/संबंधित पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra SinghOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीShiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar

निवासी DLF Ggm ने की।

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



  
उप/संबंधित पंजीयन अधिकारी (हरसरु)

Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana-122002 (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 03.01.2020 of the **One Part;**

**AND**

**M/s. DLF Limited** (PAN No-AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 31.01.2020 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6755 on 03.02.2020 and Supplementary Agreement dated 08.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4447 on 08.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a colony which may include Group Housing, Commercial, Cyber, IT Park, Affordable Group Housing colony, Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy 2016, New Integrated License Policy, Township etc., as permitted under the various laws, policies which are in force or which may come into force in the future, with respect to its land measuring 10 Kanal 2 Marla 4 Sarsai i.e. or say 1.265 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).



Ophira Builders & Developers Private Limited



DLF Limited



Reg. No.

Reg. Year

Book No.

10388

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary and Ravindra Singh OTHER Ophira Builders and Developers Pvt Ltd.

दावेदार :- thru Narendra Singh OTHER DLF Ltd.

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10388 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 9 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 65 से 66 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी (हरसर )



AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. In pursuance of Clause 1.3 of the Agreement dated 31.01.2020, it is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for the Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and/or independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. In case the Developer opts out to purchase the Said Land, the Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed plots on the Said Land and/or independent floors in favour of the prospective purchasers.



Ophira Builders & Developers Private Limited



DLF Limited



- d. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.
5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Second Supplementary Agreement, the provisions of this Second Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

#### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Ophira Builders & Developers Private Limited	60/60	Rectangle No 38, Kila No 9 min (2-2-4) 12 (8-0) fields 2, area measuring 10 Kanal 2 Marla 4 Sarsai	full	10 Kanal 2 Marla 4 Sarsai
<b>Total</b>				<b>10 Kanal 2 Marla 4 Sarsai Or 1.265 acre (approx.)</b>	



Ophira Builders & Developers Private Limited




DLF Limited



IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Ophira Builders & Developers Private Limited



Naveen Chowdhary



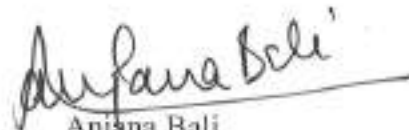
Ravi Raj Singh  
(Authorised Signatories)

**DEVELOPER**

M/s. DLF Limited



Jayant Erickson



Anjana Bali  
(Authorised Signatories)

WITNESSES:



1. SHIV KUMAR SINGH  
Advocate  
H-11stt, Courts, Gurugram

- 2.



Vijay Sh. Ashok Khosla  
DLF Company, Gurugram





Non Judicial		 <b>Indian-Non Judicial Stamp</b> <b>Haryana Government</b> 		Date : 19/01/2022
Certificate No.	G0S2022A2144		Stamp Duty Paid : ₹ 101	
GRN No.	86399125		Penalty : ₹ 0	
<b><u>Seller / First Party Detail</u></b>				
Name:	Akina Builders and developers Private limited			
H.No/Floor :	1st	Sector/Ward :	Ph1	LandMark : Shoppingmallcomplexarjunmargdlfcity
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone:	98*****10			
<b><u>Buyer / Second Party Detail</u></b>				
Name :	Dlf limited			
H.No/Floor :	3rd	Sector/Ward :	Ph1	LandMark : Dlfshoppingmall arjunmarg dlfcity
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	98*****10			
Purpose :	Agreement			
 				

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

### **SECOND SUPPLEMENTARY AGREEMENT**

This Second Supplementary Agreement ("**Agreement**") is a supplementary agreement to Agreement dated 31.01.2020 and Supplementary Agreement dated 05.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

### **BY AND BETWEEN**

**M/s. Akina Builders & Developers Private Limited** (PAN No. AAGCA3305B), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana-122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless

  
 Akina Builders & Developers Private Limited

  
 DLF Limited  
 AB

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हयातपुर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : j06s2022a2144	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86476843 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी

Akima Builders and Developers Pvt Ltdthru Naveen Chowdhary and Ravi Raj SinghOTHER निवास Garugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Akima Builders and Developers Pvt Ltd

  
उप/संस्कृत पञ्जीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra SinghOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Garugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar निवासी DLF Ggm ने की।

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



  
उप/संस्कृत पञ्जीयन अधिकारी( हरसरु )

repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 17.12.2021 of the **One Part**;

**AND**

**M/s. DLF Limited** (PAN No-AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part**.

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 31.01.2020 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6754 on 03.02.2020 and Supplementary Agreement dated 05.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4411 on 05.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a colony which may include Group Housing, Commercial, Cyber, IT Park, Affordable Group Housing colony, Deen Dayal Jan Awas Yojna- Affordable Plotted Housing Policy 2016, New Integrated License Policy, Township etc., as permitted under the various laws, policies which are in force or which may come into force in the future, with respect to its land measuring 16 Kanals 8.5 Marlas i.e. or say 2.053125 acres, out of which license has been granted for 15 Kanal 6 Marla i.e. or say 1.9125 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).




Akina Builders & Developers Private Limited



Jayant Erickson  
DLF Limited



Reg. No.

Reg. Year

Book No.

10391

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary and Ravi Raj Singh OTHER Akina Builders and Developers Pvt Ltd

दावेदार :- thru Narendra Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10391 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 9.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 71 से 72 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी (हरसरु)



AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. In pursuance of Clause 1.3 of the Agreement dated 31.01.2020, it is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for the Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and/or independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. In case the Developer opts out to purchase the Said Land, the Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed plots on the Said Land and/or independent floors in favour of the prospective purchasers.
  - d. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of



Akina Builders & Developers Private Limited




Akina Builders & Developers Private Limited





the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.

5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Second Supplementary Agreement, the provisions of this Second Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

#### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Akina Builders & Developers Private Limited	398/416	Rectangle No 34, Kila No 18/1/1/2 min (1-1), 19/1/2 (0-2), 21/2 (6-16), 22 (7-7) fields 4, area measuring 15 Kanal 6 Marla	full	15 Kanal 6 Marla
<b>Total</b>				<b>15 Kanal 6 Marla Or 1.9125 acre</b>	



Akina Builders & Developers Private Limited




Akina Builders & Developers Private Limited



IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Akina Builders & Developers Private Limited

  
Naveen Chowdhary

  
Ravi Raj Singh

(Authorised Signatories)

**DEVELOPER**


DLF Limited

  
Jayant Erickson

  
Anjana Bali

(Authorised Signatories)

WITNESSES:

1.   
SHIV KUMAR SINGH  
Advocate  
Dist. Courts, Gurugram

2.

  
Vinay Sh. Ashok Kumar  
DLP Officer, Gurugram



Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 19/01/2022
Certificate No. GOS2022A2209		Stamp Duty Paid : ₹ 101
GRN No. 86399205		Penalty : ₹ 0
<b><u>Seller / First Party Detail</u></b>		
Name: Sagardutt Builders and developers Private limited		
H.No/Floor : 1st	Sector/Ward : Ph1	LandMark : Shoppingmallcomplexarjunmargdlfcity
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone: 98*****10		
<b><u>Buyer / Second Party Detail</u></b>		
Name : Dlf limited		
H.No/Floor : 3rd	Sector/Ward : Ph1	LandMark : Dlfshoppingmallarjunmargdlfcity
City/Village: Gurugram	District : Gurugram	State : Haryana
Phone : 98*****10		
Purpose : Agreement		



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

### **SECOND SUPPLEMENTARY AGREEMENT**

This Second Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 31.01.2020 and Supplementary Agreement dated 09.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

#### **BY AND BETWEEN**

M/s. **Sagardutt Builders & Developers Private Limited** (PAN No. AAKCS9144E), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram, Haryana-122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and

Sagardutt Builders & Developers Private Limited

DLF Limited

प्रलेख न:10392

दिनांक:22-03-2022

**डीड संबंधी विवरण**

डीड का नाम TARTIMA

तहसील/सब-तहसील हरसरु

गांव/शहर हयातपुर

**धन संबंधी विवरण**

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : g0s2022a2209

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:86476990

पेस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी

Sagardutt Builders and Developers Pvt Ltdthru Naveen Choudhary and Ravi Raj SinghOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

Sagardutt Builders and Developers Pvt Ltd

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Limited thru Narendra SinghOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीShiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar

निवासी DLF Ggn 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 (हरसरु)



assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 14.04.2021 of the **One Part;**

**AND**

**DLF Limited (PAN No-AAACD3494N)**, a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 31.01.2020 with the Developer which was registered before the Sub-Registrar, Gurugram, on vide Vasika no. 6756 on 03.02.2020 and Supplementary Agreement dated 09.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4475 on 09.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a colony which may include Group Housing, Commercial, Cyber, IT Park, Affordable Group Housing colony, Deen Dayal Jan Awas Yojna- Affordable Plotted Housing Policy 2016, New Integrated License Policy, Township etc., as permitted under the various laws, policies which are in force or which may come into force in the future, with respect to its land measuring 1 Kanal 16 Marla i.e. or say 0.225 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.



Sagardutt Builders & Developers Private Limited



DLF Limited

Reg. No.

Reg. Year

Book No.

10392

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Choudhary and Raj Raj Singh OTHER Sagardutt Builders and Developers Pvt Ltd

दावेदार :- thru Narendra Singh OTHER DLF Limited

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10392 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 10 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 73 से 74 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी( हरसरु )

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. In pursuance of Clause 1.3 of the Agreement dated 31.01.2020, it is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for the Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and/or independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. In case the Developer opts out to purchase the Said Land, the Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed plots on the Said Land and/or independent floors in favour of the prospective purchasers.
  - d. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of



Sagardutt Builders & Developers Private Limited



JLF Limited



the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.

5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreement and this Second Supplementary Agreement, the provisions of this Second Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

#### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Sagardutt Builders & Developers Private Limited	399/417	Rectangle No 34, Kila No 19/2/2 (1-14), 20/2/2 (0-2) fields 2 area measuring 1 Kanal 16 Marla	full	1 Kanal 16 Marla  0.225 acre
<b>Total</b>				<b>1 Kanal, 16 Marla Or 0.225 acre</b>	

  
Sagardutt Builders & Developers Private Limited

  
DLF Limited





IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Sagardutt Builders & Developers Private Limited

  
Naveen Chowdhary

  
Ravi Raj Singh  
(Authorised Signatories)

**DEVELOPER**

DLF Limited


  
Jayant Erickson

  
Anjana Bali  
(Authorised Signatories)

**WITNESSES:**

1.   
SHIV KUMAR SINGH  
Advocate  
Dist. Courts, Gurugram

2.

  
ANIL SINGH  
Advocate  
Dist. Courts, Gurugram

  
Sagardutt Builders & Developers Private Limited

DLF Limited



10402

Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 19/01/2022
Certificate No. : G052022A2876		Stamp Duty Paid : ₹ 101
GRN No. : 86399641		Penalty : ₹ 0
<b><u>Seller / First Party Detail</u></b>		
Name : Ophira Builders and developers Private limited	Sector/Ward : Ph1	LandMark : Shoppingmallcomplexarjunmargdffcity
H.No/Floor : 1st	District : Gurugram	State : Haryana
City/Village : Gurugram		
Phone : 98*****10		
<b><u>Buyer / Second Party Detail</u></b>		
Name : Dlf limited	Sector/Ward : Ph1	LandMark : Dlfshoppingmall arjunmarg dffcity
H.No/Floor : 3rd	District : Gurugram	State : Haryana
City/Village : Gurugram		
Phone : 98*****10		
Purpose : Agreement		



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

### **SECOND SUPPLEMENTARY AGREEMENT**

This Second Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 08.02.2019 and Supplementary Agreement dated 09.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

### **BY AND BETWEEN**

**M/s. Ophira Builders & Developers Private Limited** (PAN No. AAACO9279N), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana- 122002 (hereinafter referred to as the "**Land Owner**"), which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and

  
 Ophira Builders & Developers Private Limited

  
 DLF Limited

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हयातपुर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0s2022a2876	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86477876 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 4:07:00 PM बजे श्री/श्रीमती /कुमारी

Ophira Builders and Developers Pvt Ltd thru Naveen Chowdhary and Ravi Raj Singh OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

Ophira Builders and Developers Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra Singh OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar

निवासी DLF Ggm 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 (हरसरु)

assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 21.01.2019 of the **One Part;**

**AND**

**DLF Limited (PAN No-AAACD3494N)**, a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Mr. Subhasish Panda, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 08.02.2019 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 5229 on 08.02.2019 and Supplementary Agreement dated 09.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4474 on 09.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) as permitted under the various laws, policies which are in force or which may come into force in the future, with respect to its land measuring 3 Kanal 4 Marla i.e. or say 0.40 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No. 94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.



Ophira Builders & Developers Private Limited



DLF Limited



Reg. No.

Reg. Year

Book No.

10402

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary and Ravi Raj Singh OTHER Ophira Builders and Developers Pvt Ltd

दावेदार :- thru Narendra Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10402 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 12.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 93 से 94 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी (हरसरु)



**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. In pursuance of Clause 1.1 of the Agreement dated 08.02.2019, it is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for the Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and/or independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. In case the Developer opts out to purchase the Said Land, the Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed plots on the Said Land and/or independent floors in favour of the prospective purchasers.
  - d. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.



Ophira Builders & Developers Private Limited



DLF Limited



5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Second Supplementary Agreement, the provisions of this Second Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Ophira Builders & Developers Private Limited	60/60	Rectangle No 38, Kila No 9 min (3-4) field 1, area measuring 3 Kanal 4 Marla	full	3 Kanal 4 Marla
<b>Total</b>				<b>3 Kanal 4 Marla Or 0.40 acre</b>	



Ophira Builders & Developers Private Limited




DLF Limited



IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Ophira Builders & Developers Private Limited

  
Naveen Chowdhary

  
Ravi Raj Singh

(Authorised Signatories)


**DEVELOPER**


M/s. DLF Limited

  
Jayant Erickson

  
Subhasish Panda  
(Authorised Signatories)

WITNESSES:

1.   
SHIV KUMAR SINGH  
Advocate
2. Dist. Courts, Gurugram

  
Vikram Choudhary  
Dist. Courts, Gurugram





Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 19/01/2022
Certificate No. : G052022A1995		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. : 86399014		Penalty : ₹ 0 (Rs. Zero Only)
<b><u>Seller / First Party Detail</u></b>		
Name : Akina Builders and developers Private limited		
H.No/Floor : 1st	Sector/Ward : Ph1	LandMark : Shoppingmallcomplexarjunmargdffcity
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 98*****10	Others : Ophira builders and developers private limited and sagardutt builders and developers private limited	
<b><u>Buyer / Second Party Detail</u></b>		
Name : Dlf limited		
H.No/Floor : 3rd	Sector/Ward : Ph-1	LandMark : Dlf shoppingmall arjunmarg dffcity
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 98*****10		
Purpose : Agreement	 	

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

### **THIRD SUPPLEMENTARY AGREEMENT**

This Third Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 18.06.2014, Supplementary Agreement dated 28.01.2020 and Second Supplementary Agreement dated 05.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;



Akina Builders &  
Developers Private Limited



Ophira Builders &  
Developers Private Limited



Sagardutt Builders &  
Developers Private Limited



DLF Limited

प्रलेख न:10387

दिनांक:22-03-2022

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हयातपुर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0s2022a1995	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86476679 पेस्टिंग शुल्क 3 रुपये
Drafted By: SBLF	Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:55:00 PM बजे श्री/श्रीमती /कुमारी

Akhina Builders and Developers Pvt Ltd c/o Naveen Chowdhary and Ravi Raj Singh OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता

Akhina Builders and Developers Pvt Ltd etc

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra Singh OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता — निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar

निवासी DLF Ggm 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 (हरसरु)

## BY AND BETWEEN

(1) **M/s. Akina Builders & Developers Private Limited (PAN No.-AAGCA3305B)**, a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana- 122002 through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 17.12.2021 (2) **M/s. Ophira Builders & Developers Private Limited, (PAN No.-AAACO9279N)** a company registered under the provisions of The Companies Act, 1956, having its registered office 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana- 122002 through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 03.01.2020 and (3) **M/s. Sagardutt Builders & Developers Private Limited (PAN No.-AAKCS9144E)**, a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana- 122002 through its duly Authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 14.04.2021 (hereinafter referred to as the "**Land Owners**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) of the **One Part**;

## AND

**M/s. DLF Limited (PAN No-AAACD3494N)**, a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part**.

(The '**Land Owners**' and the '**Developer**' are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**").



Akina Builders &  
Developers Private Limited



Ophira Builders &  
Developers Private Limited



Sagardutt Builders &  
Developers Private Limited



DLF Limited



Reg. No.

Reg. Year

Book No.

10387

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary and Ravi Prat Singh OTHER Akhina Builders and Developers Pvt Ltd etc

दावेदार :- thru Narendra Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10387 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 8.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 63 से 64 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी( हरसरु )

**WHEREAS** the Land Owners had entered into Agreement dated 18.06.2014 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6261 on 18.06.2014, Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6757 on 03.02.2020 and Second Supplementary Agreement dated 05.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4413 on 05.03.2021, (hereinafter collectively referred to as the "**Said Agreements**") for development of a residential colony with respect to its land measuring 97 Kanal 4 Marla 5 Sarsai i.e. or say 12.15347 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, out of which license has been granted for 96 Kanal 18 Marla 5 Sarsai i.e. or say 12.11597 acres, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the "**Said Land**").

**AND WHEREAS** License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana ("**DTCP**") for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres ("**Licensed Land**") which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the "**Project**").

**AND WHEREAS** this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. It is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony. Accordingly, the terms of Clause no. 2.4 of the Agreement dated 18.06.2014 stand superseded to this extent..



Akina Builders &  
Developers Private Limited



Ophira Builders &  
Developers Private Limited



Sagardutt Builders &  
Developers Private Limited



DLF Limited





2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.

3. **COST & EXPENSES**

- a. All expenses and costs in relation to the approvals and other government levies etc. for Project including the Said Land shall be borne by the Developer.
- b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.

4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**

- a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and independent floors as per the present Agreement.
- b. The Land Owners hereby unconditionally accept that they have no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
- c. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.
5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Third Supplementary Agreement, the provisions of this Third Supplementary Agreement shall supersede and prevail.

  
Akina Builders &  
Developers Private Limited

  
Ophira Builders &  
Developers Private Limited

  
Sagardutt Builders &  
Developers Private Limited

  
DLF Limited



7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s Akina Builders & Developers Private Limited	326/338	Rectangle No 33, Kila No 18 (8-0), 19 (8-0) fields 2, area measuring 16 Kanal 0 Marla	full	16 Kanal 0 Marla
2	M/s Akina Builders & Developers Private Limited	401/419	Rectangle No 34, Kila No 16/2 (7-10), 17/2 (6-5) fields 2, area measuring 13 Kanal 15 Marla	full	13 Kanal 15 Marla
3	M/s Akina Builders & Developers Private Limited	398/416	Rectangle No 34, Kila No 18/1/1/2 min (1-16) field 1, area measuring 1 Kanal 16 Marla	full	1 Kanal 16 Marla

  
Akina Builders &  
Developers Private Limited

  
Ophira Builders &  
Developers Private Limited

  
Sagardutt Builders &  
Developers Private Limited

  
DLF Limited

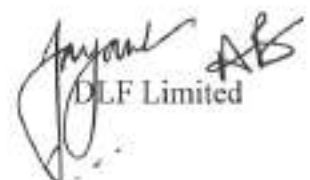


4	M/s Akina Builders & Developers Private Limited	71/71	Rectangle No 38, Kila Ni 2 (7-15), 3 (8-0) fields 2, area measuring 15 Kanal 15 Marla	full	15 Kanal 15 Marla
5	M/s Ophira Builders & Developers Private Limited	59/59	Rectangle No 33, Kila No 20 (8-0), 21 (7-7), 22 (7-7) fields 3, area measuring 22 Kanal 14 Marla	full	22 Kanal 14 Marla
6	M/s Ophira Builders & Developers Private Limited	60/60	Rectangle No 38, Kila No 8 (7-18-0), 9 min (2-9-5), 13/1 (7-12-0) fields 3 area measuring 17 Kanal 19 Marla 5 Sarsai	full	17 Kanal 19 Marla 5 Sarsai
7	M/s Sagardutt Builders & Developers Private Limited	322/334	Rectangle No 33, Kila No 13/2 (6-18), 14/1/2 min (2-1) fields 2, area measuring 8 Kanal 19 Marla	full	8 Kanal 19 Marla
<b>Total</b>				<b>96 Kanal 18 Marla 5 Sarsai i.e. 12.11597 acs</b>	

  
Akina Builders &  
Developers Private Limited

  
Ophira Builders &  
Developers Private Limited

  
Sagardutt Builders &  
Developers Private Limited

  
DLF Limited



IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNERS**

M/s. Akina Builders & Developers Private Limited

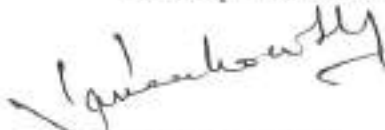


Naveen Chowdhary



Ravi Raj Singh  
(Authorised Signatories)

M/s. Ophira Builders & Developers Pvt. Limited



Naveen Chowdhary



Ravi Raj Singh  
(Authorised Signatories)

M/s. Sagardutt Builders & Developers Pvt. Limited



Naveen Chowdhary



Ravi Raj Singh  
(Authorised Signatories)

**DEVELOPER**

M/s. DLF Limited



Jayant Erickson



Anjana Bali  
(Authorised Signatories)

**WITNESSES:**

1.

  
 SHIV KUMAR SINGH  
 Advocate  
 Distt. Courts, Gurugram

2.

  
 Vinod Singh  
 DLF Gateway Tower Gurugram





Non Judicial	 <b>Indian-Non Judicial Stamp</b> <b>Haryana Government</b> 		Date : 19/01/2022
Certificate No.	G0S2022A2269		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	86399346		Penalty : ₹ 0 (Rs. Only)
<b><u>Seller / First Party Detail</u></b>			
Name:	Dlf Home developers Limited		
H.No/Floor:	1st	Sector/Ward:	Ph3
City/Village:	Gurugram	District:	Gurugram
Phone:	98*****10	LandMark:	Dlf gateway tower r block dlf city
		State:	Haryana
<b><u>Buyer / Second Party Detail</u></b>			
Name:	Dlf limited		
H.No/Floor:	3rd	Sector/Ward:	Ph1
City/Village:	Gurugram	District:	Gurugram
Phone:	98*****10	LandMark:	Dlf shopping mall arjun marg dlf city
		State:	Haryana
Purpose:	Agreement		



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

### **THIRD SUPPLEMENTARY AGREEMENT**

This Third Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 06.06.2014, Supplementary Agreement dated 06.02.2020 and Second Supplementary Agreement dated 05.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

#### **BY AND BETWEEN**

**M/s. DLF Home Developers Limited, (PAN NO. AACCD0037H)**, a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram, Haryana - 122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or

  
 DLF Home Developers Limited

  
 DLF Limited

प्रलेख न:10389

दिनांक:22-03-2022

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील हरसरु

गांव/शहर हयातपुर

धन संबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : g0s2022a2269

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan 86477185

पेस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:56:00 PM बजे श्री/श्रीमती /कुमारी

DLF Home Developers Ltd thru Naveen Chowdhary OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हरताक्षर प्रस्तुतकर्ता

DLF Home Developers Ltd

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narendra Singh OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashok Kumar

निवासी DLF Ggm ने की।

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



दिनांक 22-03-2022

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Deshbandhu Gupta and Mr. Subhasish Panda, authorized vide Board Resolution, dated 28.10.2020 of the **One Part;**

**AND**

**M/s. DLF Limited (PAN No-AAACD3494N)**, a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and **Mg. Anjana Bali**, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owner had entered into Agreement dated 06.06.2014 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 5490 on 06.06.2014, Supplementary Agreement dated 06.02.2020 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6877 on 07.02.2020 and Second Supplementary Agreement dated 05.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4410 on 05.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a residential colony with respect to its land measuring 49 Kanal 19.77 Marla i.e. or say 6.249 acres, out of which license has been granted for 49 Kanal 19 Marla i.e. or say 6.24375 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.

  
DLF Home Developers Limited

  
DLF Limited

Reg. No.

Reg. Year

Book No.

10389

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Chowdhary OTHER DLF Home Developers Ltd

दावेदार :- thru Narendra Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10389 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 9.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 67 से 68 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 22-03-2022




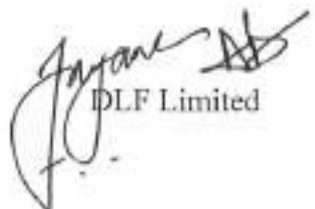
उप/संयुक्त पंजीयन अधिकारी (हरसरू)



**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. It is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony. Accordingly, the terms of Clause no. 2.4 of the ~~Said~~ Agreement <sup>dated 06.06.2014</sup> stand superseded to this extent.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc. for Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.
5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.

  
DLF Home Developers Limited

  
DLF Limited





6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Naveen Chowdhary who has been authorized vide Resolution dated 28.10.2020 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
8. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

#### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram  
(Jamabandi Year 2019-2020)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s DLF Home Developers Limited	441/471	Rectangle No 37, Kila No 17 (8-0), 18 (8-0), 19/1 (0-2) fields 3, area measuring 16 Kanal 2 Marla	full	16 Kanal 2 Marla
2	M/s DLF Home Developers Limited	708/747	Rectangle No 37, Kila No 5/2 (1-13), 6 (8-0), 15 (8-0) fields 3, area measuring 17 Kanal 13 Marla	full	17 Kanal 13 Marla
3	M/s DLF Home Developers Limited	65/65	Rectangle No 38, Kila No 14/5 (0-4), 18 (8-0), 19 (8-0) fields 3, area measuring 16 Kanal 4 Marla	full	16 Kanal 4 Marla
<b>Total</b>				<b>49 Kanal 19 Marla or 6.24375 acres</b>	

  
DLF Home Developers Limited

  
DLF Limited



IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. DLF Home Developers Limited

  
 Deshbandhu Gupta

  
 Subhasish Panda

(Authorised Signatories)

**DEVELOPER**

M/s. DLF Limited

  
 Jayanti Erickson

  
 Anjana Bali

(Authorised Signatories)

**WITNESSES:**

1.

  
 SHIV KUMAR SINGH  
 Advocate  
 Distt. Court, Haridwar

2.

  
 Vikas S/o Sh. Ashok Kumar  
 DLF Gateway Vista Gurgaon



Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 19/01/2022
Certificate No.	G052022A2347		Stamp Duty Paid : ₹ 101
GRN No.	86399410		Penalty : ₹ 0
<b><u>Seller / First Party Detail</u></b>			
Name:	Akina Builders and developers Private limited		
H.No/Floor :	1st	Sector/Ward :	Ph1
City/Village :	Gurugram	District :	Gurugram
Phone:	98*****10	LandMark :	Shoppingmallcomplexarjunmargdlfcity
		State :	Haryana
<b><u>Buyer / Second Party Detail</u></b>			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward :	Ph1
City/Village :	Gurugram	District :	Gurugram
Phone :	98*****10	LandMark :	Dlfshoppingmallarjunmargdlfcity
		State :	Haryana
Purpose :	Agreement		

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

### **THIRD SUPPLEMENTARY AGREEMENT**

This Third Supplementary Agreement ("Agreement") is a supplementary agreement to Agreement dated 06.06.2014, Supplementary Agreement dated 28.01.2020 and Second Supplementary Agreement dated 05.03.2021, made at Gurugram on this 22<sup>nd</sup> day of March 2022;

#### **BY AND BETWEEN**

(1) **M/s. Akina Builders & Developers Private Limited** (PAN No. AAGCA3305B), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram, Haryana- 122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and



Akina Builders & Developers Private Limited




DLF Limited



प्रलेख न:10390

दिनांक:22-03-2022

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हयातपुर
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0s2022a2347	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86477400 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 22-03-2022 दिन मंगलवार समय 3:56:00 PM बजे श्री/श्रीमती /कुमारी

Akima Builders and Developers Pvt Ltd thru Naveen Chowdhary and Ravi Raj Singh OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Akima Builders and Developers Pvt Ltd

  
उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF Ltd thru Narender Singh OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Vikas पिता Ashuk Kumar निवासी DLF Ggm 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 (हरसरु)

assigns) through its duly Authorized signatories Mr. Naveen Chowdhary and Ms. Anjana Bali, authorized vide Board Resolution, dated 17.12.2021 of the **One Part;**

**AND**

**M/s. DLF Limited** (PAN No-AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Ms. Anjana Bali, authorised vide Board Resolution, dated 11.01.2021, of the **Other Part.**

(The **'Land Owner'** and the **'Developer'** are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

WHEREAS the Land Owners had entered into Agreement dated 06.06.2014 with the Developer which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 5492 on 06.06.2014, Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 6758 on 03.02.2020 and Second Supplementary Agreement dated 05.03.2021 which was registered before the Sub-Registrar, Gurugram, vide Vasika no. 4412 on 05.03.2021, (hereinafter collectively referred to as the **"Said Agreements"**) for development of a residential colony with respect to its land measuring 24 Kanal 15 Marla i.e. or say 3.09375 acres, situated in the revenue estate of Hayatpur Sub-Tehsil Harsaru, District Gurugram, details of which are given in Schedule-A mentioned herein below (hereinafter referred to as the **"Said Land"**).

AND WHEREAS License No.94 of 2021 has been granted by the Director, Town and Country Planning Department, Haryana (**"DTCP"**) for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres (**"Licensed Land"**) which includes the Said Land. The Parties have agreed to develop and construct a project comprising of developed plots and independent floors as maybe mutually decided, on the Licensed Land (hereinafter referred to as the **"Project"**).

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Agreement shall be read along with the terms and conditions of the Said Agreements and shall be binding on the Parties to the Said Agreements.



Akina Builders & Developers Private Limited




DLF Limited

Reg. No.

Reg. Year

Book No.

10390

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Naveen Choudhary and Raj Singh OTHER Akina Builders and Developers Pvt Ltd

दावेदार :- thru Narender Singh OTHER DLF Ltd

गवाह 1 :- Shiv Kumar

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10390 आज दिनांक 22-03-2022 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 9.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 925 के पृष्ठ संख्या 69 से 70 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 22-03-2022



उप/संयुक्त पंजीयन अधिकारी( हरसरु )

**NOW THIS AGREEMENT WITNESSES AS UNDER:**

1. It is agreed between the Parties that the Developer has agreed to purchase the Said Land and the Developer shall be entitled to get the sale deed(s) in respect of the Said Land or part thereof or the developed plots on the Said Land executed either in its favour or in favour of its nominees/allottees or prospective purchasers, as the case may be, for a consideration to be paid by the Developer to the Land Owner as per the prevailing circle rate for a licensed residential plotted colony. Accordingly, the terms of Clause no. 2.4 of the Agreement dated 06.06.2014 stand superseded to this extent.
2. The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act and/or such other applicable law for the time being in force.
3. **COST & EXPENSES**
  - a. All expenses and costs in relation to the approvals and other government levies etc, for Project including the Said Land shall be borne by the Developer.
  - b. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
4. **RIGHT TO SELL/MARKET/ADVERTISE/OFFER OF SALE/ TRANSFER**
  - a. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed plots and independent floors as per the present Agreement.
  - b. The Land Owner hereby unconditionally accepts that it has no other right or claim over the developed plots and independent floors, except for the consideration as mentioned in this Agreement.
  - c. That only the Developer shall have the right and responsibility of marketing of the Project comprising of the developed plots and independent floors to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers of the developed plots and independent floors as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.

  
Akshay Builders & Developers Private Limited

  
DLF Limited



5. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
6. That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein. In case of any conflict between the provisions of the Said Agreements and this Third Supplementary Agreement, the provisions of this Third Supplementary Agreement shall supersede and prevail.
7. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

### Schedule A

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram

(Jamabandi Year 2019-2020)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s Akina Builders & Developers Private Limited	442/472	Rectangle No 37, Kila No 19/2 (7-18), 20/1 (3-10) fields 2, area measuring 11 Kanal 8 Marla	full	11 Kanal 8 Marla
2	M/s Akina Builders & Developers Private Limited	186/189	Rectangle No 37, Kila No 16 (8-0), Rectangle No 38, Kila No 20/1 (5-7) fields 2, area measuring 13 Kanal 7 Marla	full	13 Kanal 7 Marla
<b>Total</b>				<b>24 Kanal 15 Marla or 3.09375 acres</b>	

  
Akina Builders & Developers Private Limited

  
Akina Builders & Developers Private Limited





IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

**LAND OWNER**

M/s. Akina Builders & Developers Private Limited

  
Naveen Chowdhary

  
Ravi Raj Singh  
(Authorised Signatories)

**DEVELOPER**


M/s. DLF Limited

  
Jayant Erickson

  
Anjana Bali  
(Authorised Signatories)

**WITNESSES:**

1.

  
SHIV KUMAR SINGH  
Advocate  
Distt. Courts, Gurugram

2.

  
Vikas S/o Sh. Ashok Kumar  
DLF Group, Young Signature

