

Non Judice



Indian-Non Judicial Stamp Haryana Government



Date: 06/01/2**020**

Certificate No.

IC0F2020A411

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Stamp Cuty Paid: ₹ 2000

Ponalty ₽C

A 144 F.

Seller / First Party Detail

Name

Phone

GRANG.

Akina Builders and developers Private limited,

H.No/Floor .

Sector//vard Νa

LandMark .

Second floor 100 foota road

City/Village:

Cheorne 98*****16 District : New delai

State :

ំSagarcuit builders and developers private കൂട്ടർ ophira builders and

developers pvt lld

er / Second Party Detail

Name

Oll Limited

H No Floor 3rd Section/Ward

LangMarkin

Dif sticpping mail arjun margiphase:

City/Village: Surugram

98*****58

District: Gurugram

State:

haryana.

=_rscse

Priorie :

Supplementary Agreement between first Harly and Second Party in village Hayaipur

The authorizaty of this pocunion, can be welfied by searcing her QuQuie Through what prioring or on the webate https://egraphy.inclin.

<u>SUPPLEMENTARY AGREEMENT</u>

This Agreement is a supplementary agreement to Collaboration Agreement dated 18,06 2014, is made at Sub-Tehai, Harsaru, Gurugram on tois 28th day of January 2020;

BY AND BETWEEN

Mis. Akma Builders & Developers Private Limited (PAN-AAGCA3305B), a company registered under the provisions of the Companies Act. 1956, Faving its registered office at 46, Second Floor, 100 Facto Road, Village Gibnomi, New Delhi-110030, acting through its authorized signatories Mr. Lalit Shanna jointly with Mr. Ray, Raj Singh duly puthorized vide board resolution dated 06.01.2020 AND Mrs. Ophjra Builders & Developers, Private Limited (PAN-AAACO9279N), a company registered under the provisions of the

Akinà Builders & Developers Pvi 149

ir**à** Builders & Devèlopers Pvt Ltd

litățiii Builders ad DeVelopers Pvt Ltd

		-2020
	डीड सबंधी पितरण	
डीड़ का नाम	AGREEMENT	
तहसील/सब-ट्रहसील	हर सर	
भाव/शहर	हयातपुर	
	 -	
	धन सदंधी विवरण	
- 0		
राचित रु ष्ट	स्टाभ्य हैय्टी की सांशि 2000 ३५व	
ਸ਼ਰਜ਼ਪ ਜ : CoF202044		
जिस्ट्रेशन फीम की राशि	राज्य का सीश २००७ काल	
X () - a - a (an ab) S (a)	ि रुपद्ये पैस्टिंग शुल्क ३ रूप र	
	-	
habed to Apple		

यह प्रतिख आज दिमाक 03-02-2020 दिन सोमवार समय 4:55:00 55। बजे शीश्रीमती (कुमारी MS AKINA BUILDERS AND DEVELOPERS PAT L7Ddmill ALIT SPARMA 8.497 RAZOTHER **निवास** । द्**वा**स धडीकरण हेतु प्रस्तुत किया गया |

हस्ताकर प्रस्तुतकर्ता

MS ARINA BUILDERS AND REVILOPERS PUT CITS

उपरोक्त पेशकतो व श्रीक्षीमती क्षुमारी (DUF COD Philip L SHARMA) NEENDEN SINGHOLDIGE हाजिए हैं । प्रतृत

में सुनकर तथा समझकर स्वीकार किया (दोसी पक्षी की पहिचात भी/मीमिती /बुमारीONEPARKASH पिटा SRAM निवासी DEP निवासी (ALF GGM ने की |

भाष्मी में:1 को हम हम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी में:2 की पहचान करता है |

३५/नयुंबर्स ^{र्}गजीयन अधिकारी(हस्सक)

Companies Act. 1956, having its registered office at 15 Shivaji Marg. New Delhi-1 10015, acting through its numberized signatories Mr. Laft Sharma jointly with Mr. Ravi Raj Singh dely authorized vide board resolution dated 03 01.2020 AND Mrs. Sagardum Builders & Developers Private Limited (PAN-AAKCS9144E), a company registered under the provisions of the Companies Act, 1956, having its registered office at 46, Second Floor, 100 Fonts Road, Voltage Ghiromi, New Delhi 110030, acting through the orthogodesignatories Mr. Tahi Sharma jointly with Mr. Ravi Raj Singh duly authorized vide board resolution dated 06.01.2020 collectively referred to as the 'Land Owners', which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted imminees, successurs and permitted assigns), of the One Part;

AND

OLF Limited (PAN-AAACD349-IN), having its Registered office at DLF Shooping MaY, 3rd Floor, Arjunt 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 permitted number as successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by board resolution dated 24-10.2018, of the Otter Part.

WHEREAS the June Owners had entered into with Mrs DLF Limited (be aforesaid Collaboration Agreement), dured 18.06.2014 which was registered before the Sub-Registrar. Gurugram, on 18.66.2014 Noting Vasikano, 6261 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential group housing colony on their land measuring 97 Kanals 4 Marlas 5 Sarsar i.e. or say 12.15.347 acres (approx.) 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"). DLF Home Developers (Limited was also a party in the Said Collaboration Agreement which has been defend herein as it has no role in the same.

AND WHEREAS the Parties admit, acknowledge and affirm that the Said Ceilaboration Agreement is intorce and binding on them.

AND WHEREAS the Parties are now desirous of developing the Said Land or part thereof under the Deen Dayal Jan Awas Yogana – Affordable Plotted Housing Policy 2016 & all amendments fextensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). However, in the event the Said Land is not granted license under the Said Policy, then—the Developer shall be free to develop the Said Land under any other Policy which

Akina Bullders & Davelopers Pvi 138

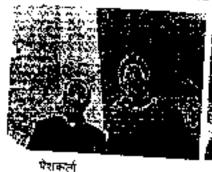
Öpniza Builders & Developers Pvt Ltd. Sågårdutt Builders & . Developers Pvt 1.1d Rog. No.

Reg. Yoar

Book No.

6757

2019-2020







गवाह

उप/सर्वुक्त पजीयन अधिकारी

पेशकर्ता ः । 15% LAUT SHARMA RAVÜÇAÇATHER MS AKINA BUILDERS ANC CEVELOPERS PVT LTD_

दावेदार := thru B.L. SHARAM, MARRINGRA SINGHOTHERD! ह

गवाह 1 :- CM PARKASH

गवाह 2 :- AMARJEST

प्रमाणित किया जाता है कि यह प्रतेख कमाक 8757-आज दिनांक 03-02-2020 को वही है 1 जिल्द है 22 के पृष्ठ ने 145.25 भर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द ने 565 के पृष्ठ मंख्या 23 से 24 पर विपकाई गयी | यह भी प्रभाणित किस् केला के इस दस्तावेज के प्रस्तुतकर्ता और गवाहों हो अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

उप/सर्युक्त पंजीर्यन अधिकारी(हररूरू)

दिनांक 03-02-2020



one be available? permissible for the Sard Land by the concerned authorities and the Developer shall not require any consent from the Land Owner Inwards the same

AND WHERIAS in view the Said Policy, the Parties are executing this Supplementary Agreement as under-

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- I that the Parties have agreed to develop the Said Land or part thereof under the Said Pulicy. However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owners towards the same.
- 2. It is agreed that the Said Policy and all other Development Policies of Government of Haryana (which have come into force since the Said Collaboration Agreement and which may come into force in the future) in respect of Urban Development, shall be deemed to be included and read as Said Collany as defined in the Said Collaboration Agreement.
- Notwithstanding anything contained in the Said Collaboration Agreement, the Parties have agreed
 that the Said Collaboration Agreements shall be valid and remain effective from the date of their
 execution till completion of the development of the Said I and as stipulated in this Agreement and
 the Said Collaboration Agreement.
- 4. That the Land Owners have now simultaneously exercised an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license i permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owners agree and undertake not to cancel, revoke or modify the said Power of Anomey without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 5. It is agreed between the Parties that at any stage it fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s). law, the Land

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OghiN Builders & . Developers Per Lici

Salgardum Builders & Divisioners Pvi Lid

printing.





Owners shall take the necessary steps and gerithe same executed and registered in favour of the flow open

- That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent emorphicality isod herein.
- 7 That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said-Agreement under any discumstances whatsoever.
- 8. This supplementary agreement shall be presented for registration before the Registering Authority and get registered by Mr. B.U. Sharma jointly with Mr. Narendra Singh, who have been authorized vide Resolution Cated 24.10.2018 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 2014-2015)

S. No	Owner	Khowat/ Khota No	Khasra No	Share	Net Area
T	M/s Akina Bu lders & Developers Private Limited	296/308	Rectangle No 33, Kila No 18 (8-0), 19 (8-0) fields 2, area measuring 16 Kanal 0 Marla	(all	16 Kanal U Maria
· <u>-</u> 2	M.s Akina Builders & Developers Private Limited	35V)72	Rectangle No 34, Kila No 16/2 (7-10), 17/2 (6-5) fields 2, area measuring 13 Kanal 15 Marla	full	13 Kapal 15 Maria

Alajah, Bunders & Developers Pvt Litt

Öğlüğə Builders & Deselopers Pvt Ltd Salandun Builders & Developers Pvi Ltd

Limited

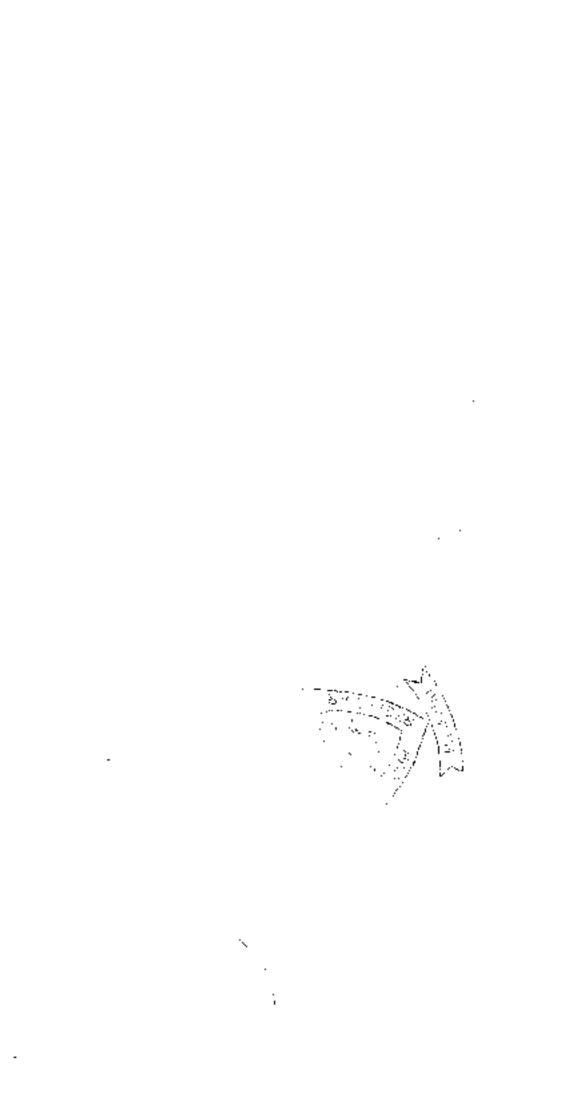


3 ' ; ;	M s Akina Builders & Developers Private Lunited	350/369	Rectargle No 34. Kilz No 18/1/1/2 min (1-16) field 1, area measuring 1 Kana! 16 Marla	full	1 Kanai : 16 Maria
i i	Mrs Akura Builders & Developers Private Lumited	h6/66	Rectangle No 58, Kila Ni 2 (7-15), 3 (8-0) fields 2, area measuring 15 Kanal 15 Marta	<u>(սկ)</u> !	15 Kangli ! 15 Marla ;
! <u>5</u>	M/s Ophira Builders & Developers Private Limited	56/56	Rectangle No 33. Kila No 20 (8-0), 21 (7-7), 22 (7-7) fields 3, area measuring 22 Kanal 14 Marta	Jull	22 Kanal 14 Marla
6	M s Ophira Builders & Developers Private Limited	57/57	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 Kanai 19 Marta 5 Sarsai
	M s Sagardult Builders & Developers Private Limited	292/304	Rectangle No 33, Kila No 13/2 (6- 18), 14/1/2 min (2- 7) fields 2, area measuring 9 Kanal 5 Marta	full	9 Kanal 5 Maria
! !		l'oral	,		l 4 Maria sai i.e. 47 acs

AMEDIBUILDES & Developers Pv: 150

Opting Builders & Developers Pvi I id

Sagarbutt Builders & Developers Pvi Ltd





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

LAND OWNERS

M.s. Akina Builders & Developers Private Limited

Labi Sharma

(Authorised Signatories)

Mis. Ophra Builders & Developers Pricate Lamifed.

Lairt Saanna

(Authorised Signatories)

Mis. Sagardur Builders & Developers Private Lumited

(Authorised Signatories)

DEVELOPER

For DNF Limited

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WITNESSES.

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Indian-Non Judicial Stamp Haryana Government



Date: 06/01/2020

Certificate No.

G0F2020A493

51452441

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Penalty subsection ₹0

Seller / First Party Detail

Name

Akina Builders and developers Private limited.

H No/Floor

GRM No.

46

Sector/Ward: Na

LandMark

Second Floor 100 Foota Road

Oily/Millage

Ghilomi

Cistrict: New delhi

State:

Delhi

Tolb:

Phone:

96********

Buyer / Second Party Detail

Уатте

н No/Flaar (13 С fy/Village) (1 Sector/Ward N

Na 1

District . Gurugram

LancMark :

Off shorping max aroun margiphase1

State .

Haryana

Phone

Purpose

Curagram 99*****58

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Supplementary Agreement between First Party and Second Party in village Ingyalpyin

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SUPPLEMENTARY AGREEMENT

This Agreement is a supplementary agreement to Collaboration Agreement dated 06.06.2014, is made at Sub-Tehsii Harsana, Guragram on this 28° day of January 2020;

BY AND BETWEEN

Mis. Akina Builders & Developers Private Limited (PAN-AAGCA3305B), a company registered under the provisions of the Companies Act. 1956, having its registered office at 46, Second Floor, 100 Foota Road, Village Unitorni, New De hi-110030, acting through its authorized signaturies Mr. Lalit Sharma jointly with Vir. Ravi Raji Singh duly authorized vide board resolution dated 06.01 2020 referred to as the "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted no tringes, seccessors and permitted assigns), of the One Part:

AND

OFF comited (PAN) AAACD3494N), caving its Registered office at DEI. Shopping Mall, 3rd Hoor, Arjun Marg, DEF City, Phase-I. Gurugram-122002, Haryana. (Geremafter referred to as the "**Developer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted nonlinees successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. & K. Sheera, authorized by briand resolution dated 24 90,2018, of the Other Part

La laite

Applant -

ANGLA ...

1/4

डीड सबंधी विवरण

डीड का नाम

AGREEMENT

वहसील/सब-तहसील हरसक

गांव/शहर

हयातपुर

धन सबंधी विवरण

रुशि ८ स्पर्ध

स्टान्प हुजूदी की राशि 2000 रपके

स्टाङ्य **अ** : ()012020A40)

स्टाम्प की राशि 2000 स्पर्ध

रिजिस्ट्रेशन भीस की शांशि D रूपये

पेस्टिंग शुल्क ३ २०वे

Drafted By Klade

Service Charge 200

यह पर्तक आज दिनाक 03-02-2020 दिन सोगवार समय ४:56:00 १५: बर्ज औरश्रीकृती /कुमारी MS AKINA BOILDERS AND DEVOLOPERS PUT LTDuco CAUD ISHARMA RAVI KAJODUER HERKI I दुवसा पंजीकरण हेतु धरतुल किया गया ।

हरुलाङ्गः प्रश्तुतकतः

MS ARINA BUILDIESS AND DIVELOPERS PUT UTD

उपरोक्त नेशकर्ता व श्रीश्रीमती श्रृुमारी: DEFETO Secult I. SHARMA NASENDEA SINGROCKES हाजिए है । प्रमुह

नं शुनकर तथः समझकर स्वीकार कियः |दौनाँ पक्षो की पहचान श्री/श्रीनृती /कुमसिंOMPARKAS/विवृत SRAM विवासी 1971 0001व **भीक्षोमती क्रुमारी** ४४:AIUEST पिता GARA.

निवासी (GOM में *की*)

हाक्षी मंत्र को हम नम्बरदार /अधिवनता के रूप में जानते हैं तथा वह माश्री मं2 की पहणान करता है है

) प्रजियम अधिकारी(हरसङ्)



WHEREAS the Land Owner had entered into with M's DLF Limited the aforesaid Collaboration Agreement, dated 96:06:2014 which was registered before the Sub-Registrar, Gurugram, on 06:06:2014 bearing Vasika no 5492 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential colony on their land measuring 24 Kanals 15 Marlas i.e. or say 3:09 acres (approxi) situated in the revenue estate of Hayatpur Sub Tehsil Harsaru. District Gurugram, details of which are given in Schedule-Almentonied herein below (hereinafter referred to as the "Said Land").

AND WHEREAS the Parties admit, acknowledge and affirm that the Said Collaboration Agreement is inforce and broking on them.

AND WHEREAS the Parties are now desirnus of developing the Said Land or part thereof under the Dees Dayal Jan Awas Yogans – Affordable Plotted Housing Policy 2016 & all amendments/extensions thereof and or Transfer of Development Rights (TDR) Policy (horelastic referred to as "Said Policy"). However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available (permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owaer towards the same

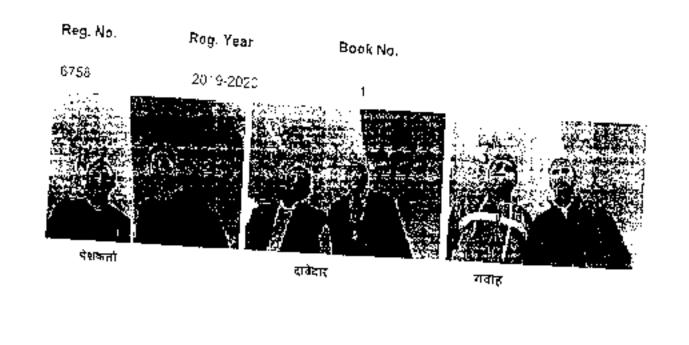
AND WHEREAS in view the Said Policy, the Pames are executing this Sapplementary Agreement as under-

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- 1. That the Parties have agreed to develop the Said Land or part thereof under the Said Policy. However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same.
- 2 It is agreed that the Said Policy and all other Development Policies of Government of Haryana (which have come into force since the Said Collaboration Agreement and which may come into force in the future) in respect of Urban Development, shall be deemed to be included and read as said Colony as defined in the Said Collaboration Agreement.
- Notwithstanding anything contained in the Said Collaboration Agreement, the Parties have agreed
 that the Said Collaboration Agreements shall be valid and romain effective from the date of their
 execution till completion of the development of the Said Land as stipulated in this Agreement and
 the Said Collaboration Agreement.
- 4. That the Land Owner has now simultaneously executed an irrevocable special power of attorney thereinafter referred to as "Said Power of Attorney") in favour of the Developer specificalty authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license i permissions," sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name of The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney.

الملقلك

Jayan Waring



3म/**स**युंवत पजीयन अधिकारी

पेशकर्ता ः thru LALIT SHARMA RAVI रिव् ATHER MS AKINA BUILDERS AND DEVELOPERS PVT LTD_

दावेदार ः - (hguð L SHARMIK) NARENDRA SINGHOTHERD. F

भवाह 1 :- OV PARKASH

गवाह 2 :- AMARJEET_

<u>प्रमाण</u> पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 6758 आज दिनांक 03-02-2020 को वहीं में ? जिल्द ने 22 के पृष्ठ में 145.5 पर किया गया तथा इसकी एक प्रति अतिरिका बही संख्या 1 जिल्द में 565 के भृष्ठ संख्या 25 से 26 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दश्तरवेज_{र के} पूरत्तकर्ता और गवाहो से अपने हस्तालर/निशान अंग्ठा मेरे शामने किये हैं |

दिनाक 03-02-2020

पंजीयन अधिकारी(हरसरू)

(2)

without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.

- 2. It is agreed between the Parties that arrany stage of freshlamender/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Dove open.
- That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amendednessed barein.
- That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any disconstances whatshower.
- 8 This supplementary agreement shall be presented for registration before the Registering Authority and got registered by Mr. R.L. Shanda jointly with Mr. Narendra Singh, who have been authorized vide Resolution daise 24.10.2018 bussed 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 Harsam, District Gunagtam
(Jamahandi Year 2014-2015)

S. No 1	Owner	Kheway Khata No	Khasra No	Share	Nei Arça
j 'B ∙D	/s Akina uitders & evelopers tivate Lim tod	392/423	Rectangle No 37, Kila No 19/2 (7- 18), 20/1 (3-10) fields 2, area ancasuring 11 Kanal 8 Marta	full	il Kanal 8 Marta
i ! Bi Di	/s Akina uilders &: evelopers wate Limsted		Rectangle No 37, Killa No 16 (8-0), Rectangle No 38, Killa No 20/1 (5-7) fields 7, area measuring 13 Kanal 7 Marta	i i i i	13 Kana: 7 Maria
		Total (L		L5 Maria or 75 acres

M.

سلم الم

Mary Walleton

J. 4

1 /2 / 2/ : .

IN WIGNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove wedgen

LAND OWNER

Mrs. Akina Builders & Developers Private Limited

Ray(Ra) Singh

(Authorised Signatories)

DEVELOPER

For DLY Limited

(Authorised Signatories).

WITNESSES:

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Amarjeet yourse Grangen of Tisturer Grangen





NonJudwal



Indian-Non Judicial Stamp Haryana Government



98/01/2020 Date :

Certificate No.

G9F2020A456

GRN No. 61451426 Slamo Duty Paid: 🔻 2000

Penalty 41.265.040 ₹đ

Seller / First Party Detail

Name

Sagardult Builders and developers Private limited:

il: Nu/Floor

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Seciar/Mard Na

LandMark :

Second floor 100 toola road

City/Millage Ghilorai.

District: New delhi-

Phone:

98******

· \$1ale .

De hi

Buyer#Second Party Detail

LandMark: Dlf shopping mat argummarg phase1

at No Figor City/Village.

Gu/ugrami

3.0

Dif Limited

District : Gurugram

Phone:

Name .

\$3*****58

Sector/Ward: Na

State : Haryana

Porcose .

Supplementary Agreement between First Patty and Second Party in village Hayatpur

ind authernody Withis december, can be verified by scanning this GriGoda Through smart prione or on the website https://egroshryinic.in

SUPPLEMENTARY AGREEMENT

This Agreement is a supplementary agreement to Collaboration Agreement dated 06 06,2014, is made at, Sub-Tehsil Harsaru, Gurugram on this 28th day of January 2020;

BY AND BETWEEN

Mis. Sagardult Builders & Developers Private Limited (PAN + AAKCS9144E), is company registered under the provisions of the Companies Act, 1956, having its registered office at 46, Second Floor, 100 floota Road, Village Ghitomi, New Delhi-110030, acting through its authorized signatories Mr. Lalir sharma jointly with Mr. Ravi Raj Singh duly authorized vide board resolution dated 06.01.2020 referred to as the "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted nominges, successors, and permitted assigns), of the One Purt.

1235/ Vashiph

डीड संबंधी विवरण

डीड का नाम

AGREEMENT

तहसील/सब-तहसील हरसरू

गांव/शहर

ह्यातप्र

धम सबंधी निवरण

सारी 0 रुपये

स्टाम्प इस्टो की सभी 2000 रूपय

रहामपार्न : G0H2020A456

स्टास्प की शिशि 2000 रूपथ

रजिस्ट्रेशन फीस की संबंध C हमये

पेस्टिर शुल्क 3 रुपये

District By: Slate

Service Charge,200.

यह प्रवेश आले दिलाक 03-02-2020 दिन सोमवार समय 5:01:00 ए% बड़े श्रीक्षीनाती क्रुमारी

ं MS SACARDUTT BUILDERS ANDREW LALIT SHARKIA RAVI RAJORIZER. निवास[े] दुनका पळीकरण हेलु पस्तुन क्षिणा चया |

हस्साक्षर धन्तुतकर्ता

MS SAGARDUTT BUILDING AND

्र्र्थ्^रायुक्त पंजीवन अधिकारी (हरमरु)

इपरोक्त पंशकर्ता के श्रीश्रीमती (कुमारी - MS DEFT TO TYU B & SHARMAN NARENDRA SING)-OTHER हालिय है । प्रतुक्ष प्रतेष्ठ औं राष्ट्री को दोशों पर्सों

ने सुंगकर तथा समझकर स्पीफार किया होगाँ पक्षों की पहचान श्री/श्रीमती (कुमरि)OMPARASHपिता 3.8.4M कियामी 15.01 OGM व श्री/श्रीमती (कुनारी AMARGEST पिता GAJRA)

भिकारी DLFGGN में की ।

माधी मंत को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साधी मंद की पड़वान करता है |

्रि) उप/सर्युक्त पंजीयन अधिकारी(हत्सकः

AND

MIS DIJF Limited (PAN-AAACD3494N), 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 flacteof, mean and include its permitted normnees, successors and permitted assigns) acting through its Authorised Signatories Mr. Jayan: Ersekson and Mr. K.K. Sheera, pathorized by board resolution dated 24,10,2018, of the Other Part.

WHIREAS (he Lend Owner bad entered into with M/s DLF Limited the aforesaid Collaboration Agreement, dated 06.06.2014 which was registered before the Sub-Registrar, Gurugram, on 06.06.2014 hearing Vusikane 5491 thereinatter referred to as the "Sald Collaboration Agreement") for development of a residential colony on their land measuring 5 Kanals 15 Marlas i.e. or say 0.72 agree (approx.) situated in the revenue estate of Hayatpur Sub Tehsil Harsam, District Gurugram, details of which are given in Schodule-A membrand hers in below (hereinafter referred to as the "Said Land")

AND WHEREAS the Panies admit, acknowledge and affirm that the Said Collaboration Agreement is inforce and binding on them.

AND WHEREAS the Parties are now desirous of developing the Said Land or pantitereof under the Deen Dayal Intraval Yogana – Affordable Plotted Housing Policy 2016 & all amendments extensions thereof and or I master of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). However, in the event the Said I and is not granted license under the Said Policy, then the Developer shall be free to develop the Said I and under any other Policy which may be available a permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same.

AND WHEREAS in view the Said Policy, the Parties are executing this Supplementary Agreement as under

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- 1. That the Parties have agreed to develop the Said Land or part thereof under the Said Policy. However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same.
- 2. It is agreed that the Said Policy and all other Development Policies of Government of Haryana (which have come into force since the Said Collaboration Agreement and which may come into face in the future) in respect of Urban Development, shall be deemed to be prokided and read as Said Collaboration Agreement.
- Nutwithstanding anything contained in the Said Collaboration Agreement, the Parties have agreed
 to that the Said Collaboration Agreement shall be valid and remain effective from the date of their

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Jayan 2 that

5759

2019-2020







<u> देशकर्त</u>

दाटेटार्

गदाह

उप/सर्युक्त पंजीयन अधिकारी

RAVI RAJOTHER MS SAGARDUTT BUILDERS

दावेदार ः प्राप्त BIL SHARMA MARENDRA SINGHOTHERMS DLª

गकत 1 → OM PAKASH _

भवाह 2 :- AMARUSET ्

_प्रमाण पत्र

प्रमाणित किया जाता है कि यह ७लेख क्रमांक 6759 आज दिनाक 03-02-2020 को बेही से 1 जिल्हा से 22 क पुष्ठ में 145.75 पर किया गया तथा इसकी एक प्रति अतिसिक्त बही संख्या 1 जिल्द में 565 के। पृष्ठ संख्या 27 से 28 पर विपकाई गयी । यह भी प्रभाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हरुताक्षर/निशान अंग्ठा मेरे सामने किये हैं |

दिनांक 03-02-2020

त पंजीयन अधिकारी(हरसरू)

execution till completion of the development of the Sard Land as supulated in this Agreement and the Said Collaboration Agreement

- 4 That the Land Owner has now simultaneously executed an irrevocable special power of attorney thereinafter referred to as "Said Power of Attorney") in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prindence in glit deem appropriate to obtain license i penalissions if sanctions if approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to causel, revoke or modify the said Power of Anomely without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 5 It is agreed between the Parties that at any stage of freshfartended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/revised horsis.
- That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said-Agreement under any discumstances whatsoever.
- 8. This supplementary agreement ishall be presented for registration before the Registering Authority and got registered by Mr. B.E. Shanna jointly with Mr. Narendra Singh, who have been authorized vide Resolution dated \$14.00.2018 passed by the Board of Directors to appear before the registering authority, and present for registration of any decid or documents executed by or on helialf of the Developer.

SCHEDULE 'A'
Village Hayarpur, Sub Tehsil Harsaru, District Gurugram
(Jamaband, Year 2014-2015)

3. No	Owner	Khewat/ Khata No	Khasra No	Share	Not Area
<u> </u>	M/s Sagardutt Builders & Developers Private Limited	613/652	Rectangle No 37, Kila No 13-2 (1-15), 14/1 (4- 0) fields 2, area measuring 5 Kanal 15 Marta	ful:	5 Kanal 15 Marla

Intal

5 Kanal 15 **Maria**

0.71875 acres

- Bell

Japan Jakoba .

3/4





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

LAND OWNER

Miss Sugardett Bunders & Developers Private Limited

Lalit Scarma

(Authorised Signatories)

DEVELOPER

For DEL Emitted

Volthorised Signatories)

WITNESSES.

١.

Amazzat Sadan 610 Grayany Sigh Godeway Tower Mourysen







Indian-Non Judicial Stamp Harvana Government



Date: 14/01/2020

Certificate No.

G0N2020A493

GRN No.

61786977

Stamp Duty Paid : ₹ 2000

Penalty:

8.0

HARSARU

de Zeniona

Name:

Proper

D1 Home developers Limited

H. NorFroor

City/Village: Curugram

151

Sector/Ward - Rblok

District : Gurugram

LandMark,

Gateway tower dlf city shase iii

Haryana State

Buyer | Second Party Detail

Seller / First Party Detail

Name.

Off Limited

Cr****88

H.No/Floor:

Gungram

Sector/Ward Mina District: Güruğram

LandMark: DF shopping Mall arjun marg phase1

State : Haryana

City/Village: Phone:

98*****58

Purpose:

Supplementary Agreement between DEF Home Developers Ltd and DLF Limited in village Hayatzur

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashytrig.

SUPPLEMENTARY AGREEMENT

This Agreement is a supplementary agreement to Collaboration Agreement dated 06.06.2014, is made at. Sub-Tehsil Harsaru, Gurugram on this 06th day of February 2020;

BY AND BETWEEN

M/s. DLV Home Developers Limited (PAN - AACCD0037H), a company registered under the provisions of the Companies Act, 1956, having its registered office at DLF Gateway Tower, R Block, DLF City. Phase-III, Gurgaon -122002, acting through its authorized signatories Mr. Jayant Erickson. jointly with Mr. K.K. Sheera duly authorized vide board resolution dated 20.03,2017 referred to as the 'Land Owner', which expression shall, unless repugnant to the context or meaning thereof, mean and include its pennitted nominees, successors, and permitted assigns), of the One Part:

AND

M/s DLF Limited, having its Registered office at DLF Shopping Mall, 3" Floor, Arjun Marg, DLF City, Phase-I, Gurugram-122002. Raryana, Thereinafter referred to as the "Developer", which expression share, unless repugnant to the context or meaning thereof, mean and include its permitted numinees,

डीड सबंधी विवरण

डीड का नाम

AGREEMENT

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातपुर

धन सबंधी विवरण

राशि 0 रूपवे

स्टाम्भ इयूटी की राशि 2000 रुपये

स्टाम्प नं : G0N2020A493

स्टाम्प की राशि 2000 रुपये

रजिस्ट्रेशन फीस की तशि 0 इपये

पेस्टिंग शुरुक 3 रुपये

Draited By SELF.

Service Charge 200

यह प्रतेख आज दिनाक 07-02-2020 दिन शुक्रवार समय 5:25:00 PM बजे श्री/श्रीमती /कुनारी - MS DLF HOME DEVELOPERS LITORica NAVEEN CHOWDHARY MANOLKUMAROTHER निवास - द्वारा धजीकरण हेत् प्रस्तृत किया मया |

उप/सर्युक्त पंजीयन अधिकारी (हरसरू)

हस्ताक्षरे प्रस्तृतकर्ता

MS DUFHOME DEVELOPERS LTD

उपरोक्त पेशकर्ता व श्री/भीमती *(कुमारी* | MS DLF LTD this B L SHARMA NARENDARA SINGHOTHER **हाजिर है |** प्रतृत प्रतेख के तथ्यों को दोनों पक्षी

ने जुनकर तथा समझकर स्वीकार किया |दोनाँ पक्षों की पहचान शी/शीमतीः /कुमारीKULDEEP पिता DHARAMBIR निवासी DLF CGM **व शी/शीमती /कुमारी** VINAS पिता A\$AQK

निवासी DLF GGM में की ।

साधी गं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वर्त साधी नं:2 की पहचान करता है ।

उप/सर्युक्त पिजीयन अधिकारी(हरसरू)

6877

successors and permitted assigns) acting through its Authorized Signatories Mr. Deshbandhu Gupta and Mr. Subhashish Panda, authorized by board resolution dated 24.10.2018, of the Other Part.

WHEREAS the Land Owner had entered into with M/s DLF Limited the aforesaid Collaboration Agreement, dated 06.06.2014 which was registered before the Sub-Registrar, Gurugram, on 06.06.2014 bearing Vasika no. 5490 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential colony on their land measuring 50 Kanala 19.77 Marias i.e. or say 6.249 acres (approx.) 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 the Parties admit, acknowledge and affirm that the Said Collaboration Agreement is in force and binding on them.

AND WHEREAS the Parties are now desirous of developing the Said I and or part thereof under the Deen Dayal Ian Awas Yogana – Affordable Plotted Housing Policy 2016 & all amendments/extensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same

AND WHEREAS in view the Said Policy, the Parties are executing this Supplementary Agreement as under:

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- 1. That the Parties have agreed to develop the Said Land or part thereof under the Said Policy. However, in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same.
- 2. It is agreed that the Said Policy and all other Development Policies of Government of Haryana (which have come into force since the Said Collaboration Agreement and which may come into force in the future) in respect of Urban Development, shall be deemed to be included and read as Said Colony as defined in the Said Collaboration Agreement.
- 3. That it is agreed between the Parties, the Second Party may purchase the Said Land and sale deed may be executed either in its favour or in favour of its nominee on the terms and conditions which will be decided by the Parties mutually at the time of Sale deed.

yande

Reg. No.

Reg. Year

Book No.

6877

2019-2020

1







पेशकता

दावेदार

गवाह

M

उप/सर्युक्त पंजीयन अधिकारी

पेशकर्ता : thru NAVEEN CHOWDHARY MANOJ KUMAROTHER MS DLF HOME

DEVELOPERS LTD.

दावेदार 🚜 thru B L SHARMA NA DIPARA SINGHOTHERMS DLF

LTD

गवाह 1 :- KULDEEP Quality

गवाह 2 :- VIKAS 🔷

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 6877 आज दिनांक 07-02-2020 को बही ने 1 जिल्द ने 22 के पृष्ठ ने 175.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द ने 567 के पृष्ठ संख्या 72 से 73 पर विपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 07-02-2020

उप/सर्वृक्त पंजीयन अधिकारी(हरसरु)

- 4. Notwithstanding anything contained in the Said Collaboration Agreement, the Parties have agreed that the Said Collaboration Agreement shall be valid and remain effective from the date of their execution till completion of the development of the Said Land as stipulated in this Agreement and the Said Collaboration Agreement.
- 5. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / pennissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said-Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project
- 6. It is agreed between the Parties that at any stage if fresh/amended/modified special power of afterney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/revised herein.
- That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any circumstances whatsnever.
- This supplementary agreement shall be presented for registration before the Registering Authority and got registered by Mr. Navoen Chowdhary jointly with Mr. Manej Kumar, who have been authorized vide Resolution dated 20.03.2017 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. Also, this supplementary agreement shall be presented for registration before the Registering Authority and got registered by Mr. B.L. Sharma jointly with Mr. Narendra Singh, who have been authorized vide Resolution dated 24.10.2018 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 2014-2015)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s DLF Home Developers Limited	391/422	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 Meria
2	M/s DUF Home Developers Limited	611/650	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 Marta
3	M/s DLF Home Developers Limited	61/61	Rectangle No 38, Kila No 14/5 (0-4), 18 (8-0), 19 (8-0) fields 3, area nicasuring 16 Kanal 4 Marta	Ful l	16 Kanal 4 Marla
4	M/s DLF Home Developers Limited	614/653	Rectangle No 37, Kila No 14/2 (0-9) field 1, area measuring 0 Kanal 9 Marja	3/35	0 Kanal 0.77 Marla
Tota				Mar	al 19,77 rla or res approx

Jayan Weigh

BK-1/2

Henry



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

(Authorised Signatories)

DEVELOPER

For DLF Limited

(Authorised Signatories)

WITNESSES:

Ruldup Sprage Sto Str. Champart Kuldup Sprage Sto Str. Champart Courte Way Towar BGHS

2.

Vikas S/d/Sh. Ashok Kumar OLF Gateway Tower Gurugram



Non Audicia



Indian-Non Judicial Stamp Haryana Government



29/01/2021

Certificate No.

G0292021A2088

GRN No.

72029444



Stamp Duty Paid: ₹ 101

Penalty: Fis Zero tony

₹0

Seller / First Party Detail

Name:

Off home developers ltd.

H.No/Floor:

Sector/Ward: Na

LandMark: Dlfgatewaytower rblock dlfcity ph3

City/Village: Gurugram

District: Gurugram

Phone:

98*****10

State: Haryana

Buyer / Second Party Detail

Name :

Dif limited

H.No/Floor:

3rd

Sector/Ward: Na

LandMark: Dif shopping mall arjun marg phase 1

City/Village: Gurugram

98*****10

District: Gurugram

State:

Haryana

Purpose:

Phone:

Agreement

SECOND SUPPLEMENTARY AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashgy.n

This Agreement is a Second Supplementary agreement to Collaboration Agreement dated 06.06.2014 and Supplementary Agreement dated 06.02.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 05th day of March 2021;

BY AND BETWEEN

M/s. DLF Home Developers Limited (PAN - AACCD0037H), a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor DLF Gateway Tower, R Block, DLF City, Phase-III, Gurgaon -122002, acting through its authorized signatories Mr. Deshbandhu Gupta jointly with Mr. Subhasish Panda duly authorized vide board resolution dated 28,10,2020 referred to as the 'Land Owner', which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted nominees, successors and permitted assigns), of the One Part;

DLF Home Developers Limited

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातपुर

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयुटी की राशि 3 रुपये

स्टाम्प नं : G0292021A2088

स्टास्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:72800411

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनाक 05-03-2021 दिन शुक्रवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी MS DLF HOME DEVELOPERS LTDibru NAVEEN CHOWDHARYOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

क्रिंसर प्रस्तृतकर्ता

MS DLF HOME DEVELOPERS LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीKULDEEP पिता DHARAMPAL निवासी DLF GGM व श्रीश्रीमती /कुमारी OM PARKASH पिता S RAM

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 हैं |

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

DLF Limited (PAN-AAACD3494N), 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 permitted nominees, successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by 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 with M/s DLF Limited the aforesaid Collaboration Agreement dated 06.06.2014 which was registered before the Sub-Registrar, Gurugram, on 06.06.2014 bearing Vasika no. 5490 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential group housing colony on their land measuring 49 Kanals 11 Marlas i.e. or say 6.19 acres (approx.) situated in the revenue estate of Hayatpur Sub Tehsil Harsaru, District Gurugram.

AND WHEREAS the Parties had also entered into a Supplementary Agreement dated 06.02.2020 which was registered before the Sub-Registrar, Gurugram, on 07.02.2020 bearing Vasika no. 6877 (hereinafter referred to as the "Said Supplementary Agreement") for development of the land measuring 50 Kanals 19.77 Marlas i.e. or say 6.249 acres (approx.) 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"), for development of the Said Land or part thereof under the Deen Dayal Jan Awas Yogana – Affordable Plotted Housing Policy 2016 & all amendments / extensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). It was agreed among the Parties that in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same

AND WHEREAS the Said Collaboration Agreement and the Said Supplementary Agreement shall collectively be hereinafter referred to as "Said Agreements".

DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

4410

2020-2021

1







पेशकर्ता

दावेदार

गवाह

DATE DATE NAVEEN

उप/सयुंक्त पंजीयन अधिकारी

पेशकते . Him NAVEEN CHOWDHARYOTHER MS DLF HOME DEVELOPERS

LID

दावेदार :- thru NARENDRA SINGHOTHERDLF

LTD

गवाह 1 :- KULDEEP Q Holy

गवाह 2 :- OM PARKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4410 आज दिनांक 05-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 81.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 693 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 है |

दिनांक 05-03-2021



उप/सर्युक्त पंजीयन अधिकारी(हरसरू)

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Supplementary 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 SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER

- That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Collaboration Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Collaboration Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein.
- 6. 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.

DLF Home Developers Limited

DUF L'imited





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 2014-2015)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s DLF Home Developers Limited	391/422	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 Maria
2	M/s DLF Home Developers Limited	611/650	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	61/61	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
4	M/s DLF Home Developers Limited	614/653	Rectangle No 37, Kila No 14/2 (0-9) field 1, area measuring 0 Kanal 9 Marla	3/35	0 Kanal 0.77 Marla
Total				49 Kanal 19.77 Marla or 6.249 acres approx	

DLF Home Developers Limited

4. Št.



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

LAND OWNER

M/s. DLF Home Developers Ltd.

Deshbandhu Gupta

Subhasish Panda

(Authorised Signatories)

DEVELOPER

For DLF Limited

(Authorised Signatories)

WITNESSES:

2.

2 Stelles Sto St. Chumbul DLA Galtewy Tower 44m

Gurgaon (16.)



Non Judicial



Indian-Non Judicial Stamp Harvana Government



Date: 29/01/2021

Certificate No.

G0292021A1999

72026915



Stamp Duty Paid: ₹ 101

Penalty: 0.7

Seller / First Party Detail

Name:

GRN No.

Akina Builders and developers Private limited

H.No/Floor:

Sector/Ward: Ph-1

LandMark: Shoppingmall arjunmarg diffcity

City/Village : Gurugram

District: Gurugram

State:

Haryana

Phone:

98*****10

Buyer / Second Party Detail

Name:

Dif limited

H.No/Floor: 3rd

Sector/Ward: Na

LandMark: Dlf shopping mall arjun marg phase1

HARSARU

City/Village:

Gurugram 98*****10

District: Gurugram

State:

Garyana

Purpose :

Phone:

Agreement

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

SUPPLEMENTARY AGREEMENT

This Agreement is a Supplementary agreement to Agreement dated 31.01.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 05th day of March 2021;

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 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, 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

Akina Builders & Developers

Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातपुर

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयूटी की राशि 3 रुपये

स्टाम्प नं : G0292021A1999

स्टाम्प की राशि 101 रुपये

रजिस्टेशन फीस की राशि 100

EChallan:72797793

पेस्टिंग शुल्क 3 रूपये

रुपये

Drafted By: SELF

Service Charge:200

यह प्रशेख आज दिनाक 05-03-2021 दिन शुक्रवार समय 3:58:00 PM बजे श्री/श्रीमती /कुमारी MS AKINA BUILDERS AND DEVELOPERS PVT LTDthru NAVEEN CHOWDHARYOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

KINA BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS DLF LTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीOM PARKASH पिता S RAM निवासी DLF GGM व श्री/श्रीमती /क्मारी KULDEEP पिता DHARAMPAL

निवासी GGM ने की |

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

its duly Authorized signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 06.01.2020 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, (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 jointly with Mr. K.K. Sheera, 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 with M/s DLF Limited the aforesaid Agreement dated 31.01.2020 which was registered before the Sub-Registrar, Gurugram, on 3.02.2020 bearing Vasika no. 6754 (hereinafter referred to as the "Said Agreement") for development of a 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, on their land measuring 16 Kanals 8.5 Marlas i.e. or say 2.05 acres (approx.) 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 this Agreement is in continuation of the Said Agreement and the terms and conditions set forth in this Supplementary Agreement shall be read along with the terms and conditions of the Said Agreement and shall be binding on the Parties to the Said Agreement.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.

Akina Builders & Developers

Pvt Ltd

Book No.

4411

2020-2021







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- प्रिन्ध NAVEEN CHOWDHARY OTHER MS AKINA BUILDERS AND

DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGHOTHERMS DLF

HARSARU

LTD

गवाह 1 :- OM PARKASH

गवाह 2 :- KULDEEP _

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4411 आज दिनांक 05-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 81.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 693 के पृष्ठ संख्या 95 से 96 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 05-03-2021

उप/सयुंक्त पंजीयन अधिकारी(हरसरू

- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreement shall remain the same except to the extent added/amended/revised herein.
- 6. 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 2014-2015)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Akina Builders & Developers Private Limited	350/369	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 Maria

Akina Builders & Developers

Pvt Ltd



Private Limited		3), 18/2 (1-0), 23/1 (0-7) fields 3, area measuring 1 Kanal 10 Marla		
	1 10 to 10 t	al, 8.5 Maria 53125 acre		

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

(Authorised Signatories)

Rav Raj Singh

DEVELOPER

For DLF Limited

Jayant Erickson

(Authorised Signatories)

K.K. sheera

WITNESSES:

1.

OM PRAKASH Seo Sh. St. Heyd. Co. Colleger Your. Stageon (Ht.) 2. Adders StoSh Drumberl De F Gate Way Tower 64M





SECOND SUPPLEMENTARY AGREEMENT

This Agreement is a Second Supplementary agreement to Collaboration Agreement dated 06.06.2014 and Supplementary Agreement dated 28.01.2020, is made at Sub-Tehsil Harsaru, Gurugram on this 05th day of March 2021;

BY AND BETWEEN

M/s. Akina Builders & Developers Private Limited (PAN-AAGCA3305B), a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana — 122002, acting through its authorized signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh duly

Akha Builders & Developers Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातप्र

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयूटी की राशि 3 रूपये

स्टाम्प नं : G0C2021B533

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:72801400

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनाक 05-03-2021 दिन शुक्रवार समय 4:00:00 PM बजे श्री/श्रीमती /कुमारी MS AKINA BUILDERS AND DEVELOPERS PVT LTDthru NAVEEN CHOWDHARYOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संकृत पंजीयन अधिकारी (हरसरू)

प्रस्तृतकर्ता

MS AKINA BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS DLF LTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीKULDEEP पिता DHARAMPAL निवासी DLF GGM व श्री/श्रीमती /कुमारी OM PARKASH पिता S RAM

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/सर्युक्त पंजीयन अधिकारी(हरसरू)

authorized vide board resolution dated 06.01.2020, referred to as the 'Land Owner', which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted nominees, successors and permitted assigns), of the One Part;

AND

DLF Limited (PAN-AAACD3494N), 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 permitted nominees, successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by 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 with M/s DLF Limited the aforesaid Collaboration Agreement, dated 06.06.2014 which was registered before the Sub-Registrar, Gurugram, on 06.06.2014 bearing Vasika no. 5492 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential group housing colony on their land measuring 24 Kanals 15 Marlas i.e. or say 3.09 acres (approx.) 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 the Parties had also entered into a Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Gurugram, on 03.02.2020 bearing Vasika no. 6758 (hereinafter referred to as the "Said Supplementary Agreement") for development of the Said Land or part thereof under the Deen Dayal Jan Awas Yogana – Affordable Plotted Housing Policy 2016 & all amendments / extensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). It was agreed among the Parties that in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same

AND WHEREAS the Said Collaboration Agreement and the Said Supplementary Agreement shall collectively be hereinafter referred to as "Said Agreements".

Akma Builders & Developers Pvt Ltd

Reg. Year

Book No.

1

4412

2020-2021







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARYOTHER WE AKINA BUILI

DEVELOPERS PVT LTD_

दावेदार :- thru NARENDRA SINGHOTHERMS DLF

LTD

गवाह 1 :- KULDEEP @ Nole of

गवाह 2 :- OM PARKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4412 आज दिनांक 05-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 82 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 693 के पृष्ठ संख्या 97 से 98 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंग्ठा मेरे सामने किये है |

दिनांक 05-03-2021

उप/संयुंक्त पंजीयन अधिकारी(हरसरू)

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Supplementary 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 SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Collaboration Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Collaboration Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein.

Wina Builders & Developers Pvt Ltd



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6. 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 2014-2015)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s Akina Builders & Developers Private Limited	392/423	Rectangle No 37, Kila No 19/2 (7- 18), 20/1 (3-10) fields 2, area measuring 11 Kanal 8 Maria	full	11 Kanal 8 Maria
2	M/s Akina Builders & Developers Private Limited	175/177	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
Total				24 Kanal 15 Marla or 3.09375 acres	

Akina Builders & Developers Pvt Ltd



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 (Authorised Signatories)

Ravi Raj Singh

DEVELOPER

For DLF Limited

Javan Hrickson (Authorised Signatories) K.K. sheera

2.

WITNESSES:

Audup Kuloleep 510 Sh Champul DCF Cate way Town GLM

OM PICAKASH Do F Contento y Tomor Gurpaan (Nr.)



Non Judicial

J. 15. 1



Indian-Non Judicial Stamp Haryana Government



Date: 29/01/2021

₹0

Certificate No.

G0292021A1910

Stamp Duty Paid: ₹ 101

GRN No.

72026081

Penalty: (The Terrolling)

Seller / First Party Detail

Name:

Akina Builders and developers Private limited

H.No/Floor: 1st

Sector/Ward: Ph-1

LandMark: Shoppingmall arjunmarg diffcity

City/Village: Gurugram Phone:

98****10

District: Gurugram

State: Haryana

Others: Ophira builders and developers pvt ltd and that builders and

developers pvt ltd

Buyer / Second Party Detail

Name :

Dif limited

H.No/Floor:

Sector/Ward: Na

LandMark: Difshoppingmall arjunmarg phase !

City/Village: Gurugram Phone:

98*****10

District: Gurugram

State:

Haryana

Purpose: Agreement

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

SECOND SUPPLEMENTARY AGREEMENT

This Agreement is a Second Supplementary agreement to Collaboration Agreement dated 18.06.2014 and Supplementary Agreement dated 28.01.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 05th day of March 2021;

Akina Builders & Developers Pvt Ltd

Ophira Builders & Developers Pvt Ltd Sagardutt Builders & Developers

Pvt Ltd

F Limited

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातप्र

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयुटी की राशि 3 रुपये

स्टाम्प नं : G0292021A1910

स्टाम्प की राशि 101 रूपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:72803567

पेस्टिंग शुल्क 3 रूपये

रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनाक 05-03-2021 दिन शुक्रवार समय 4:01:00 PM बजे श्री/श्रीमती /क्मारी MS AKINA BUILDERS AND DEVELOPERS PVT LTD ETCthru NAVEEN CHOWDHARYOTHER निवास द्वारा पंजीकरण हेत् प्रस्तृत किया गया ।

उप/संकृत पंजीयन अधिकारी (हरसरू)

हस्तोक्ष्म प्रस्तृतकर्ता

MS AKINA BUILDERS AND DEVELOPERS PVT LTD ETC

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 पक्षो की पहचान श्री/श्रीमती /कुमारीKULDEEP पिता DHARAMPAL निवासी DLF GGM व श्री/श्रीमती /कुमारी OM PARKASH पिता S RAM

निवासी DLF GGM ने की |

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

BY AND BETWEEN

M/s. Akina Builders & Developers Private Limited (PAN-AAGCA3305B), a company registered under the provisions of the Companies Act, 1956, having its registered office at1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana - 122002, acting through its authorized signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Rai Singh duly authorized vide board resolution dated 06.01.2020 AND M/s. Ophira Builders & Developers Private Limited (PAN-AAACO9279N), a company registered under the provisions of the Companies Act, 1956, having its registered office at1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana - 122002, acting through its authorized signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh duly authorized vide board resolution dated 03.01.2020 AND M/s. Sagardutt Builders & Developers Private Limited (PAN-AAKCS9144E), a company registered under the provisions of the Companies Act, 1956, having its registered office at, 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana - 122002 acting through its authorized signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh duly authorized vide board resolution dated 06.01.2020 collectively referred to as the 'Land Owners', which expression shall, unless repugnant to the context or meaning thereof, mean and include its permitted nominees, successors and permitted assigns), of the One Part;

AND

DLF Limited (PAN-AAACD3494N), 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 permitted nominees, successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by board resolution dated 11.01.2021, of the Other Part.

Akina Builders & Developers Pvt Ltd Ophira Builders &
Developers Pvt Ltd

Sagardutt Builders & Developers

Pvt Ltd

Reg. No.

Reg. Year

Book No.

4413

2020-2021

1







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

THE NAVEEN CHOWDHARYOTHER MS AKINA BUILDERS AND

DEVELOPERS PVT LTD ETC

दावेदार :- thru NARENDRA SINGHOTHERDLF

LTD.

गवाह 1 :- KULDEEP Quleluf

गवाह 2 :- OM PARKASH Males

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4413 आज दिनांक 05-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 82.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 693 के पृष्ठ संख्या 99 से 100 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 05-03-2021



उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

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

WHEREAS the Land Owners had entered into with M/s DLF Limited the aforesaid Collaboration Agreement, dated 18.06.2014 which was registered before the Sub-Registrar, Gurugram, on 18.06.2014 bearing Vasika no. 6261 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential group housing colony on their land measuring 97 Kanals 4 Marlas 5 Sarsai i.e. or say 12.15347 acres (approx.) 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 the Parties had also entered into a Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Gurugram, on 3.02.2020 bearing Vasika no. 6757 (hereinafter referred to as the "Said Supplementary Agreement") for development of the Said Land or part thereof under the Deen Dayal Jan Awas Yogana – Affordable Plotted Housing Policy 2016 & all amendments / extensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). It was agreed among the Parties that in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same

AND WHEREAS the Said Collaboration Agreement and the Said Supplementary Agreement shall collectively be hereinafter referred to as "Said Agreements".

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Supplementary 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 Pvt Ltd Ophira Builder & Developers Pvt Ltd Sagardutt Builder & Developers

Pvt Ltd

Limited



NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Collaboration Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Collaboration Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owners have now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owners agree and undertake not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owners shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein.

Akina Builders & Developers Pvt Ltd Ophira Builders & Developers Pvt Ltd Sagardutt Builders & Developers

Pvt Ltd

.F Limited



6. 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 2014-2015)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	M/s Akina Builders & Developers Private Limited	296/308	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	353/372	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	350/369	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 Pvt Ltd

Ophira Builders & Developers Pvt Ltd Sagardutt Builders & Developers

Pvt Ltd

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4	M/s Akina Builders & Developers Private Limited	66/66	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	56/56	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	57/57	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	292/304	Rectangle No 33, Kila No 13/2 (6- 18), 14/1/2 min (2- 7) fields 2, area measuring 9 Kanal 5 Marla	full	9 Kanal 5 Marla
	Total				al 4 Marla rsai i.e. 5347 acs

Akina Builders & Developers Pvt Ltd

Ophira Builders & Developers Pvt Ltd

Sagardutt Builders & Developers Pvt Ltd

IF 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

Raj Singh

(Authorised Signatories)

M/s. Ophira Builders & Developers Private Limited

Naveen Chowdhary

Ravi i Singh

(Authorised Signatories)

M/s. Sagardutt Builders & Developers Private Limited

Naveen Chowdhary

Ravl Raj Singh

(Authorised Signatories)

DEVELOPER

For DLF Limited

nt Brickson

K.K. sheera

(Authorised Signatories)

WITNESSES:

1.

OM PRAKASH DIF Gillimay Tomes Gurgaon (Hr.)

2. Alldup Kuldup StoSh Champag DL & Gaste Way Power 44m



3/

Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 29/01/2021

Certificate No.

G0292021A2149

Penalty:

Na David Isl

Stamp Duty Paid: ₹ 101 ₹0

GRN No.

72030852

T 00 10 0 0 0 0 0 0 0

Seller / First Party Detail

Name:

Sagardutt Builders and developers Private limited

H.No/Floor: 1st

Sector/Ward: Ph-1

LandMark: Shoppingmall arjunmary difcity

City/Village : Gurugram

District: Gurugram

Phone

98******10

State: Haryana

Buyer / Second Party Detail

Name:

Dif limited

H.No/Floor: 3rd

Sector/Ward: Na

LandMark: Dif shopping mall arjun marg phase1

HARSARU

City/Village: Gurugram

Phone:

98*****10

District: Gurugram

State:

Haryana

Purpose Agreement

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website titles //egrashry mic in

SECOND SUPPLEMENTARY AGREEMENT

This Agreement is a Second Supplementary agreement to Collaboration Agreement dated 06.06.2014 and Supplementary Agreement dated 28.01.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 08th day of March 2021;

gardutt Builders & Developers

Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातप्र

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इय्टी की राशि 3 रुपये

स्टाम्प नं : G0292021A2149

स्टाम्प की राशि 101 रुपये

रजिस्टेशन फीस की राशि 100

EChallan:72802447

पेस्टिंग शुरूक 3 रुपये

रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनाक 08-03-2021 दिन सोमवार समय 2:29:00 PM बजे श्री/श्रीमती /क्मारी M S SAGARDUTT BUILDERS AND DEVELOPERS PVT LTDthru NAVEEN CHOWDHARY AND RAVI RAJ SINGHOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संबंक्त पंजीयन अधिकारी (हरसरू)

हस्ताक्षर प्रस्तृतकर्ता

AND DEVELOPERS PVT LTD M S SAGARDUTT BUILDERS

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MSDLFLTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीKULDEEP SINGH पिता DHARMPAL निवासी DLF GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता S RAM

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/सय्कत पंजीयन अधिकारी(हरसरू)

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 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, 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 jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 06.01.2020 of the One Part;

AND

DLF Limited (PAN-AAACD3494N), 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 permitted nominees, successors and permitted assigns) acting through its Authorised Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by 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 with M/s DLF Limited the aforesaid Collaboration Agreement, dated 06.06.2014 which was registered before the Sub-Registrar, Gurugram, on 06.06.2014 bearing Vasika no. 5491 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential group housing colony on their land measuring 5 Kanals 15 Marlas i.e. or say 0.72 acres (approx.) 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 the Parties had also entered into a Supplementary Agreement dated 28.01.2020 which was registered before the Sub-Registrar, Harsaru, on 03.02.2020 bearing Vasika no. 6759 (hereinafter referred to as the "Said Supplementary Agreement") for development of the Said Land or part thereof under the Deen Dayal Jan Awas Yogana — Affordable Plotted Housing Policy 2016 & all amendments / extensions thereof and/or Transfer of Development Rights (TDR) Policy (hereinafter referred to as "Said Policy"). It was agreed among the Parties that in the event the Said Land is not granted license under the Said Policy, then the Developer shall be free to develop the Said Land under any other Policy which may be available / permissible for the Said Land by

Sagardutt Builders & Developers

Pvt Ltd

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4446

2020-2021







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY AND RAVIRAJ SINGHOTHER M S SAGARDUTT

BUILDERS AND DEVELOPERS PVT LTD_

दावेदार :- thru NARENDRA SINGHOTHERM S DLB

LTD

गवाह 1 :- KULDEEP SINGH @

गवाह 2 :- OM PRAKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4446 आज दिनांक 08-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 90.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 694 के पृष्ठ संख्या 95 से 99 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है |

दिनांक 08-03-2021



उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

the concerned authorities and the Developer shall not require any consent from the Land Owner towards the same

AND WHEREAS the Said Collaboration Agreement and the Said Supplementary Agreement shall collectively be hereinafter referred to as "Said Agreements".

AND WHEREAS this Agreement is in continuation of the Said Agreements and the terms and conditions set forth in this Supplementary 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 SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- 1. That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- 2. That the Said Collaboration Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Collaboration Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer,

Sagardutt Builders & Developers

Pvt Ltd



- That all the other terms and conditions contained in the Said Agreements shall remain the same except to the extent added/amended/revised herein.
- 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 11.01.21 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 2014-2015)

S. No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area	
1	M/s Sagardutt Builders & Developers Private Limited	613/652	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	
Total				100-700-700	5 Kanal 15 Marla or 0.71875 acres	

Sagardutt Builders & Developers

Pvt Ltd

· Mont



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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

Noveen Chowdhary

(Authorised Signatories)

Ravi Raj Singh

DEVELOPER

For DLF Limited

Javant Erickson

(Authorised Signatories)

Moss

K.K. sheera

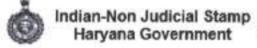
WITNESSES:

Euldeef Sto Sh Chempul DLF Geete Weey Tower 4405

CAM PENKASI DEF Saleway Town Gurgaon (Hr.)



Non Judicial





Date: 29/01/2021

Certificate No.

G0292021A2312

GRN No.

72031529

Penalty

7.0

HARBARU

Ple date large

Seller / First Party Detail

Name:

Ophira Builders and developers Private limited

H.No/Floor

Sector/Ward : Ph-1 151

LandMark

Shoppingmall arjunmary difcity

Stamp Duty Paid: ₹ 101

City/Village Gurugram

Phone: 98*****10 District: Gurugram

State :

Haryana

Buyer / Second Party Detail

Name:

Off limited

H.No/Floor:

Seel

Sector/Ward: Na

District: Gurugram

LandMark: Dif shopping mail arjun marg phase1

State: Haryana

City/Village: Phone

Gurugram 98*****10

Purpose:

Agreement

The authenticity of this document can be verified by scanning this CrCode Through smart phone or on the website https://egrashry.sic.in

SUPPLEMENTARY AGREEMENT

This Agreement is a Supplementary agreement to Agreement dated 31.01,2020, is made at Sub -Tehsil Harsaru, Gurugram on this 08th day of March 2021:

BY AND BETWEEN

M/s Ophira Builders & Developers Private Limited (PAN-AAACO9279N), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana - 122002, through its duly Authorized Signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 03.01,2020 (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), of the One Part;

Orhira Builders &

Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातप्र

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयुटी की राशि 3 रुपये

स्टाम्प नं : G0L2021A2312

स्टाम्प की राशि 101 रुपये

रजिस्टेशन फीस की राशि 100

EChallan:72796112

पेस्टिंग शुल्क 3 रूपये

रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनाक 08-03-2021 दिन सोमवार समय 2:30:00 PM बजे श्री/श्रीमती /कुमारी M S OPHIRA BUILDERS AND DEVELOPERS PVT LTDthru NAVEEN CHOWDHARY AND RAVI RAJ SINGHOTHEF निवास दवारा पंजीकरण हेत् प्रस्तुत किया गया |

हस्बाक्षर प्रस्तृतकर्ता

M S OPHIRA BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MSDLFLTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीKULDEEP SINGH पिता DHARAMPAL निवासी DLF GGM व श्री/श्रीमती /कुमारी OM PARKASH पिता S RAM

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 हैं।

HARSARI

उप/सर्वत पंजीयन अधिकारी(हरसरू)

उप/संकृत पंजीयन अधिकारी (हरसरू)

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, (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 jointly with Mr. K.K. Sheera, 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 with M/s DLF Limited the aforesaid Agreement dated 31.01.2020 which was registered before the Sub-Registrar, Gurugram, on 03.02.2020 bearing Vasika no. 6755 (hereinafter referred to as the "Said Agreement") for development of a 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, on their land measuring 10 Kanals 2 Marlas 4 Sarsai i.e. or say 1.265 acres (approx.) 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 this Agreement is in continuation of the Said Agreement and the terms and conditions set forth in this Supplementary Agreement shall be read along with the terms and conditions of the Said Agreement and shall be binding on the Parties to the Said Agreement.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- That the Developer shall be responsible for compliance of all the terms and conditions
 of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final
 completion certificate to the colony or relieved of the responsibility by the Director,
 Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- That the Land Owner has now simultaneously executed an irrevocable special power
 of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the
 Developer specifically authorizing its officials, authorized representation to do all acts,

Ophira Builders & Developers

Pyt Ltd

Reg. Year

Book No.

4447

2020-2021

1







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY AND RAYI RAJ SINGHOTHER M S OPHIRA

BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGHOTHERMS DLF

LTD

गवाह 1 :- KULDEEP SINGH

गवाह 2 :- OM PARKASH

प्रमाण पत्र

THE SEAL

HARBARU

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4447 आज दिनांक 08-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 90.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 694 के पृष्ठ संख्या 100 से 104 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंग्ठा मेरे सामने किये है |

दिनांक 08-03-2021

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.

- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreement shall remain the same except to the extent added/amended/revised herein.
- 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 2014-2015)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area	
1	Ophira Builders & Developers Private Limited	57/57	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	
Total				4.5	nal, 2 Marla, Sarsai .265 acre	

Ophira Builders & Developers Pvt Ltd



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

(Authorised Signatories)

Ravi Raj Singh

DEVELOPER

For DLF Limited

Javant Edickson (Authorised Signatories) K.K. sheera

2.

WITNESSES:

Ruldup StoSh Champel DL & Getteray Tower

DLF Griteriony Therest Guippedn (Hr.)



Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 29/01/2021

Certificate No.

G0292021A2374

GRN No.

72032701



Seller / First Party Detail

Stamp Duty Paid: ₹ 101

Penalty (Re. Sero Cety)

0.9

Name:

Dif utilities limited

H.No/Floor: 3rd

Sector/Ward: Ph-1

LandMark: Shoppingmall arjunmarg dlfcity

City/Village: Gurugram

Phone:

State:

Haryana

98*****10

Buyer / Second Party Detail

Name:

Off limited

H.No/Floor: 3rd

Sector/Ward: Na

District: Gurugram

LandMark: Dif shopping mall arjun marg phase 1

City/Village: Gurugram Phone:

98*****10

District: Gurugram

Haryana

Purpose:

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 Agreement is a Supplementary agreement to Agreement dated 02.12.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 09th day of March 2021;

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातप्र

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : G0292021A2374

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:72806057

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनाक 09-03-2021 दिन मंगलवार समय 2:16:00 PM बजे श्री/श्रीमती /कुमारी DLF UTILITIES LTDthru NAVEEN CHOWDHARYOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDER SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों की दोनों पक्षों

ने स्नकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीSHIV KUMAR पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता S RAM

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/सर्युक्त पंजीयन अधिकारी(हरसरू)

दिनांक 09-03-2021

BY AND BETWEEN

M/s DLF Utilities Limited (PAN NO. AAACN3199A), a company registered under the provisions of The Companies Act, 1956, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, 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. Deshbandhu Gupta with Mr. Subhasish Panda, authorized vide Board Resolution, dated 26,10,2020 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 jointly with Mr. K.K. Sheera, 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 with M/s DLF Limited the aforesaid Agreement dated 02.12.2020 which was registered before the Sub-Registrar, Gurugram, on 02.12.2020 bearing Vasika no. 2864 (hereinafter referred to as the "Said Agreement") for development of a 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, on their land measuring 7 Kanals 11 Marlas i.e. or say 0.94375 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").

DLF Utilities Ltd.

garde

Reg. No.

Reg. Year

Book No.

4473

2020-2021

1







पेशकर्ता

दावेदार

गवाह

उप/सर्युक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARYOTHER DLF UTILITIES LTD_

दावेदार :- thru NARENDER SINGHOTHERDLF

LTD_

गवाह 1 :- SHIV KUMAR

गवाह 2 :- OM PRAKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4473 आज दिनांक 09-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 97.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 696 के पृष्ठ संख्या 15 से 16 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 09-03-2021

उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

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

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

- That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
- That the Said Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreement shall remain the same except to the extent added/amended/revised herein.

DLF Utilities Ltd.

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French

- 6. 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 26.10.2020 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.
- 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 2014-2015)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area	
1	M/s DLF Utilities Limited	176/178	Rectangle No 37, Kila No 24/1 (1-13), 25/1 (1- 13), Rectangle No 38, Kila No 20/2 (2-13), 21/1 (1-12) fields 4, area measuring 7 Kanal 11 Marla	full	7 Kanal 11 Marla i.e. 0.94375 acre	
	Total				Kanal, 11 Marla Or 0.94375 acre	

DLE Utilities Ltd.

** ** *** *** ***

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

LAND OWNER

M/s. DLF Utilities Limited

Deshbandhu Gupta (Authorised Signatories)

Subhasish Panda

DEVELOPER

For DLF Limited

Javant Erickson (Authorised Signatories) K.K. Sheera

WITNESSES:

SHIV KUMAR SINGH Advocate Distt. Court, Gurugram 2,

OM PRAKASH S/o Sh. 5. RAM DLF Gateway Tower Gurgaon (Hr.)

1 1

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 29/01/2021

Certificate No.

GRN No.

G0292021A2335

72032173



Stamp Duty Paid: ₹ 101

District: Gurugram

0.5 Penalty:

dis besiden

Seller / First Party Detail

Name:

Ophira Builders and developers Private limited

H.No/Floor:

Sector/Ward: Ph-1

LandMark:

State:

Shoppingmall arjunmary diffcity

City/Village: Gurugram

Haryana

Phone:

98****10

Buyer / Second Party Detail

Name :

Dif limited

H.No/Floor: 3rd

Sector/Ward: Na.

LandMark:

Off shopping mall arjun marg phase1

Phone:

City/Village: Gurugram 98*****10

District: Gurugram

State:

Haryana

Purpose: Agreement

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

SUPPLEMENTARY AGREEMENT

This Agreement is a Supplementary agreement to Agreement dated 08.02.2019, is made at Sub -Tehsil Harsaru, Gurugram on this 09th day of March 2021;

BY AND BETWEEN

M/s Ophira Builders & Developers Private Limited (PAN-AAACO9279N), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana -

Ophira Builders & Developers

Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील हरसरू

गांव/शहर

हयातपुर

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयूटी की राशि 3 रूपये

स्टाम्प नं : G0292021A2335

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:72804938

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनाक 09-03-2021 दिन मंगलवार समय 2:17:00 PM बजे श्री/श्रीमती /कुमारी SAGARDUTT BUILDERS AND DEVELOPERS PVT LTDthru NAVEEN CHAOWDHARYOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

DERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्रीश्रीमती (कुमारी DLF LTD thru NARENDRA SINGHOTHER) हाजिर है । प्रतृत प्रलेख के तथ्यों को

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीSHIV KUMAR SINGH पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता S RAM

निवासी 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/सर्यक्त पंजीयन अधिकारी(हरसरू)

122002, through its duly Authorized Signatories Mr. Naveen Chowdhary jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 21.01,2019 (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), 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, (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 jointly with Mr. K.K. Sheera, 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 with M/s DLF Limited the aforesaid Agreement dated 08.02.2019 which was registered before the Sub-Registrar, Gurugram, on 08.02.2019 bearing Vasika no. 5229 (hereinafter referred to as the "Said Agreement") for development under Sectoral Plan Road Pockets, Transfer of Development Rights Policies or any other permissible development in respect of the Said Land, on their land measuring 3 Kanals 4 Marlas 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 this Agreement is in continuation of the Said Agreement and the terms and conditions set forth in this Supplementary Agreement shall be read along with the terms and conditions of the Said Agreement and shall be binding on the Parties to the Said Agreement.

NOWTHIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

 That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.

Ophira Builders & Developers

Pvt Ltd

Reg. Year

Book No.

4474

2020-2021

1







पेशकर्ता

दावेदार

गवाह

उप/सर्युक्त पंजीयन अधिकारी

पेशकता :- thru NAVEEN CHAOWDHAR OTHER SAGARDUTT BUILDERS AND

DEVELOPERS PVT LTD -

दावेदार :- thru NARENDRA SINGHOTHERDLF

LTD_

गवाह 1 :- SHIV KUMAR SINGH

शवाह 2 :- OM PRAKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4474 आज दिनांक 09-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 97.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 696 के पृष्ठ संख्या 17 से 18 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगृठा मेरे सामने किये है |

दिनांक 09-03-2021



उप/सयुंक्त पंजीयन अधिकारी(हरसरू)

- That the Said Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreement shall remain the same except to the extent added/amended/revised herein.
- 6. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who have 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.

Ophira Builders & Developers

Pvt Ltd



Schedule A Village Hayatpur, Sub Tehsil Harsaru, District Gurugram (Jamabandi Year 2014-2015)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area
1	Ophira Builders & Developers Private Limited	57/57	Rectangle No 38, Kila No 9min (3-4), fields 1, area measuring 3 Kanal 4 Marla	full	3 Kanal 4 Marla
		3 Kanal 4 Marla Or 0.40 acre			

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

LAND OWNER

M/s. Ophira Builders & Develogers Private Limited

Naveen Chowdhary (Authorised Signatories)

Raki Raj Singh

DEVELOPER

For DLF Limited

Jayan Erickson

(Authorised Signatories)

K.K. sheera

WITNESSES:

1.

SHIV KUMAR SINGH Advocate Distt. Court, Gurugram 2.

OM PRAKASH Sto SH, S, RAM DLF Gateway Tower Curpson (Hr.)



Non-Auticial



Indian-Non Judicial Stamp Haryana Government



Penalty: (fly Sm.On)

Date: 29/01/2021

Certificate No.

G0292021A2055

72028483



Stamp Duty Paid: ₹ 101

0.5

Seller / First Party Detail

Name:

GRN No.

Sagardutt Builders and developers Private limited

H.No/Floor

Sector/Ward: Ph-1

LandMark: Shoppingmall arjunmary diffcity

City/Village: Gurugram

District: Gurugram

State:

Haryana

98*****10 Phone:

Buyer / Second Party Detail

Name:

Diff limited

H.No/Floor: 3rd

Sector/Ward : Na

LandMark :

Dif shopping mall arjun marg phase 1

City/Village: Gurugram

District: Gurugram

State:

Haryana

Phone:

98*****10

Purpose: Agreement

The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the website https://egrashry.nio.iri

SUPPLEMENTARY AGREEMENT

This Agreement is a Supplementary agreement to Agreement dated 31.01.2020, is made at Sub -Tehsil Harsaru, Gurugram on this 09th day of March 2021;

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 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram, Haryana -

Sogardutt Builders & Developers

Pvt Ltd

डीड सबंधी विवरण

डीड का नाम

TARTIMA

तहसील/सब-तहसील

हरसरू

गांव/शहर

हयातपुर

धन सबंधी विवरण

राशि 1 रुपये

स्टाम्प इयूटी की राशि 3 रूपये

स्टाम्प नं : G0292021A2055

स्टाम्प की राशि 101 रुपये

रजिस्टेशन फीस की राशि 100

EChallan:72799388

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनाक 09-03-2021 दिन मंगलवार समय 2:18:00 PM बजे श्री/श्रीमती /कुमारी SAGARDUTT BUILDERS AND DEVELOPERS PVT LTDibru NAVEEN CHOWDHARYOTHER SAGARDUTT BUILDERS AND DEVELOPERS PVT LTDibru RAVI RAJ SINGHOTHER निवास ARJUN MARG DLF GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDRA SINGHOTHER हाजिर है । प्रतृत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीSHIV KUMAR पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता S RAM

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 |

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. Naveen Chowdhary jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 06.01.2020 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, (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 jointly with Mr. K.K. Sheera, 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 with M/s DLF Limited the aforesaid Agreement dated 31.01.2020 which was registered before the Sub-Registrar, Gurugram, on 3.02.2020 bearing Vasika no. 6756 (hereinafter referred to as the "Said Agreement") for development of a 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, on their land measuring 1 Kanal 16 Marlas 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 this Agreement is in continuation of the Said Agreement and the terms and conditions set forth in this Supplementary Agreement shall be read along with the terms and conditions of the Said Agreement and shall be binding on the Parties to the Said Agreement.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER-

 That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.

Sagardutt Builders & Nevelopers

Pvt Ltd

Reg. No.

Reg. Year

Book No.

4475

2020-2021







पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARYOTHER SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD thru RAVI RAJ SINGHOTHER SAGARDUTT BUILDERS AND

DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGNOTHERDLE

LTD

गवाह 1 :- SHIV KUMAR

गवाह 2 :- OM PRAKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4475 आज दिनांक 09-03-2021 को बही नं 1 जिल्द नं 29 के पृष्ठ नं 97.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 696 के पृष्ठ संख्या 19 से 20 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंग्ठा मेरे सामने किये है |

दिनांक 09-03-2021

उप/सयुक्त पंजीयन अधिकारी(हरसरू)

- That the Said Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
- 3. That the Land Owner has now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as 'Said Power of Attorney') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the said Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the Project.
- 4. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.
- That all the other terms and conditions contained in the Said Agreement shall remain the same except to the extent added/amended/revised herein.
- 6. 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.

Sagardutt Builders & Nevelopers

Pvt Ltd



Schedule A Village Hayatpur, Sub Tehsil Harsaru, District Gurugram (Jamabandi Year 2014-2015)

No	Owner	Khewat/ Khata No	Khasra No	Share	Net Area	
1	Sagardutt Builders & Developers Private Limited	351/370	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	
Total					1 Kanal, 16 Marla Or 0.225 acre	

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

(Authorised Signatories)

Raw kaj Singh

DEVELOPER

For DLF Limited

n Erickson

itMorised Signatories)

K.K. sheera

WITNESSES:

1.

SHIV KUMAR SINGH Advocate Distt. Court, Gurugram 2.

OM PRAKASH S/o Sh. 5 RAM DLF Gateway Tower Gurgaon (Hr.)

