

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date: 06/01/2020

Certificate No. CGF2020A411



Stamp Duty Paid : ₹ 2000

GRN No. 01481240



Penalty ₹ 0

Seller / First Party Detail

Name Akira Builders and developers Private limited

H.No/Floor 45

Sector/Ward Na

LandMark Second floor 100 foota road

City/Village Ghorni

District New delhi

State Delh

Phone 98*****10

Office Sagardutt builders and developers private limited and ophira builders and developers pvt ltd

**Buyer / Second Party Detail**

Name Dll Limited

H.No/Floor 3rd

Sector/Ward Na

LandMark Dll shopping mall arjun marg phase 1

City/Village Gurugram

District Gurugram

State Haryana

Phone 98*****58

Purpose Supplementary Agreement between First Party and Second Party in village Haysapur

The authenticity of this document can be verified by scanning the QR Code through smartphone or on the website <https://eRegistry.haryana.gov.in>**SUPPLEMENTARY AGREEMENT**

This Agreement is a supplementary agreement to Collaboration Agreement dated 18.06.2014, is made at Sub-Tehta Harsaru, Gurugram on this 28th day of January 2020;

BY AND BETWEEN

M/s Akira Builders & Developers Private Limited (PAN-AAGCA33053), a company registered under the provisions of the Companies Act, 1956, having its registered office at 46, Second Floor, 100 Foota Road, Village Ghorni, New Delhi-110030, acting through its authorized signatories Mr. Lalit Sharma jointly with Mr. Rav. Raj Singh duly authorized vide board resolution dated 06.01.2020 AND M/s. Ophira Builders & Developers Private Limited (PAN-AAAC06279N), a company registered under the provisions of the

Akira Builders & Developers Pvt Ltd

Ophira Builders & Developers Pvt Ltd

Sagardutt Builders & Developers Pvt Ltd

Dll Limited

प्रलेख नं:6757

दिनांक:03-02-2020

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील हरसर

गांव/शहर हयातपुर

धन संबंधी विवरण

राशि 0 रुपये

स्टाम्प शुल्क की राशि 2000 रुपये

स्टाम्प नं : GDF30204471

स्टाम्प की राशि 2000 रुपये

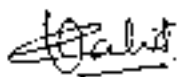
रजिस्ट्रेशन फीस की राशि 0 रुपये

पंक्तिगत शुल्क 3 रुपये

Dated By: SELL

Buyer: G. Parkash

यह प्रलेख आज दिनांक 03-02-2020 दिन सोमवार समय 4:55:00 PM बजे श्री/श्रीमती /कुमारी MS AKINA BUILDERS AND DEVELOPERS PVT LTD Delhi ALIT SHARMA SANYAGUPTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

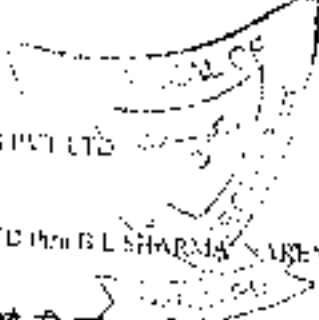




उपरोक्त पंजीयन अधिकारी (हरसर)


हस्ताक्षर प्रस्तुतकर्ता

MS AKINA BUILDERS AND DEVELOPERS PVT LTD



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD PRADEEP SHARMA, ABHENDRA SINGH GUPTHER सहित हैं। पत्र प्रलेख के तथ्यों को दोनों पक्षों से सुनकर तथा समझकर स्वीकार किया (दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी G. PARKASH पिता SRAM निवासी DLF GGM व श्री/श्रीमती /कुमारी AMARJEET पिता GARGA निवासी DLF GGM ने की।

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


उपरोक्त पंजीयन अधिकारी (हरसर)

Companies Act, 1956, having its registered office at 15 Shivaji Marg, New Delhi-110015, acting through its authorized signatories Mr. Lohi Sharma jointly with Mr. Ravi Raj Singh duly authorized vide board resolution dated 03.01.2020 AND M/s Sagardut Builders & Developers Private Limited (PAN-AAKCS9144E), a company registered under the provisions of the Companies Act, 1956, having its registered office at-16, Second Floor, 109 Fante Road, Village Ghitorni, New Delhi 110030, acting through its authorized signatories Mr. Lohi 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 nominees, successors and permitted assigns), of the One Part;

AND

DLF Limited (PAN-AAACD1461N), 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 Authorized Signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized by board resolution dated 24.10.2018, of the Other Part.

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 "125.47" 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 deleted herein as it has no role in the same.

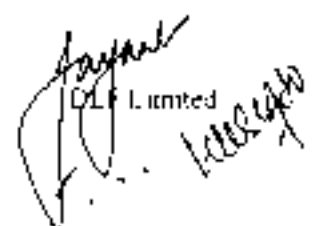
AND WHEREAS the Parties admit, acknowledge and affirm that the Said Collaboration Agreement is in force and binding on them.

AND WHEREAS the Parties are now desirous of developing the Said Land or part thereof under the Deen Dayal Jan Awas Yojana - 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


Akira Builders &
Developers Pvt Ltd


Opiza Builders &
Developers Pvt Ltd


Sagardut Builders &
Developers Pvt Ltd


DLF Limited
K.K. Sheera

Reg. No.

Reg. Year

Book No.

6757

2019-2020



पेशकर्ता



दावेदार



गवाह

Lalit

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Mr. LALIT SHARMA RAJESH OTHER MS AKINA BUILDERS AND DEVELOPERS PVT LTD.

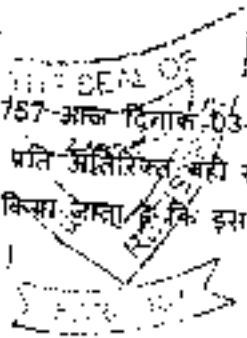
दावेदार :- Mr. B.L SHARMA NARENDRA SINGH OTHER MS LTD.

गवाह 1 :- CM PARKASHI

गवाह 2 :- AMARJEET

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6757-आज दिनांक 03-02-2020 को बही नं 1 जिल्द नं 22 के पृष्ठ नं 145.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 565 के पृष्ठ संख्या 23 से 24 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 03-02-2020

उप/सयुक्त पंजीयन अधिकारी (हरद्वार)

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 of 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 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 Colony as defined in the Said Collaboration Agreement.
3. 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 Land as stipulated in this Agreement and the Said Collaboration Agreement.
4. 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.
5. 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



Ansh Builders &
Developers Pvt Ltd



Ushini Builders &
Developers Pvt Ltd



Sagarput Builders &
Developers Pvt Ltd



Anand Kumar

REGISTRATION
OFFICE
MADRAS
1952

- Owners shall take the necessary steps and get the same executed and registered in favour of the Developer.
- n. That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/ revised herein.
 7. That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any circumstances whatsoever.
 8. This supplementary agreement shall be presented for registration before the Registering Authority and get 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
(Jumabandi Year 2014-2015)

S. No	Owner	Khewat/ Khatra No	Khasra No	Share	Net Area
1	M/s Akira 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 Akira Builders & Developers Private Limited	350/32	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


Akira Builders &
Developers Pvt Ltd



Akira Builders &
Developers Pvt Ltd


Akira Builders &
Developers Pvt Ltd


DLF Limited



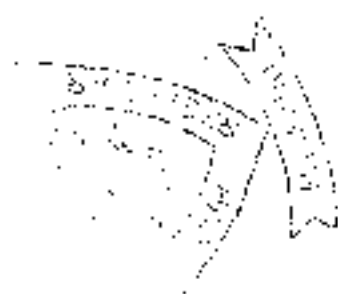
3	M/s Akina Builders & Developers Private Limited	350/369	Rectangle No 34, Kila No 18/1/1/2 min (1-16) field 1, area measuring 1 Kanal 16 Marla	full	1 Kanal 16 Marla
4	M/s Akina Builders & Developers Private Limited	66/66	Rectangle No 38, Kila Ni 2 (7-15), 3 (8-0) fields 2, area measuring 15 Kanal 15 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					97 Kanal 4 Marla 5 Sarsai i.e. 12 15347 acs


 Akina Builders & Developers Pvt Ltd


 Ophira Builders & Developers Pvt Ltd


 Sagardutt Builders & Developers Pvt Ltd




 Akina Builders & Developers Pvt Ltd



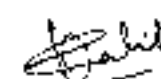

IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNERS

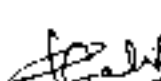

M/s. Akira Builders & Developers Private Limited

	
Lalit Sharma	Rav Raj Singh
(Authorised Signatories)	

M/s. Optima Builders & Developers Private Limited

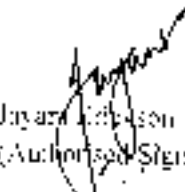
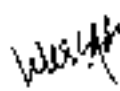
	
Lalit Sharma	Rav Raj Singh
(Authorised Signatories)	

M/s. Sagardur Builders & Developers Private Limited


	
Lalit Sharma	Rav Raj Singh
(Authorised Signatories)	

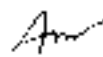
DEVELOPER

For DLF Limited

	
Jayant Chhabra	K.K. Sheera
(Authorised Signatories)	

WITNESSES.



2. 
 Amarendra Yadav
 Sr. Sr. Legal Officer
 Gate way Tower Construction



Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 06/01/2020

Certificate No GCF2020A493



Stamp Duty Paid : ₹ 2000

GRN No 514E2441



Penalty ₹ 0

By Developer

Seller / First Party Detail

Name Ak na Builders and developers Private limited
 H No/Floor: 46 Sector/Ward : Na LandMark Second Floor 100 Foota Road
 City/Village Ghilomi District : New delhi State : Delhi
 Phone 98*****0

Buyer / Second Party Detail

Name DLF Limited
 H No/Floor: 3rd Sector/Ward Na LandMark Off shopping mall arjun marg phase1
 City/Village Gurugram District : Gurugram State : Haryana
 Phone 89*****58



Purpose Supplementary Agreement between First Party and Second Party in village Prayalpur

This authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://egstg.gov.in>

SUPPLEMENTARY AGREEMENT

This Agreement is a supplementary agreement to Collaboration Agreement dated 06.06.2014, is made at Sub-Tehsil Hersara, Gurugram on this 28th day of January 2020;

BY AND BETWEEN

M/s. Ak na 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 Ghilomi, New Delhi-110030, acting through its authorized signatories Mr. Lalit 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 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 Authorized Signatories Mr. Jayant Erickson and Mr. & K. Sheera, authorized by board resolution dated 24.10.2018, of the Other Part

पत्रांक नं: 6758

दिनांक: 03-02-2020

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील हरसक

गांव/शहर हयातपुर

धन संबंधी विवरण

राशि 0 रुपये

स्टाम्प दुवही की राशि 2000 रुपये

स्टाम्प नं : 0012020A491

स्टाम्प की राशि 2000 रुपये

रजिस्ट्रेशन फीस की राशि 0 रुपये

पस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge 100

यह पत्रांक आज दिनांक 03-02-2020 दिन सोमवार समय 4:56:00 PM बजे श्री/श्रीमती /कुमारी MS AKINA BUILDERS AND DEVELOPERS PVT LTD से श्री/श्रीमती /कुमारी RAJESH SHARMA RAVI RAJ GUPTA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसक)

हस्ताक्षर प्रस्तुतकर्ता
MS AKINA BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त नेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD से श्री/श्रीमती /कुमारी RAJESH SHARMA NARENDRA SINGROTHA सहित हैं। प्रस्तुत पत्रांक के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी GOM PANKAJ शर्मा S RAM निवासी DLF GOM व श्री/श्रीमती /कुमारी AMARJEET सिला GAJRA निवासी GOM ने की।

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

उप/संयुक्त पंजीयन अधिकारी (हरसक)

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, Gurgaon, on 06.06.2014 bearing Vaska 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 (approx.) situated in the revenue estate of Hayatpur Sub Tehsil Harsaru, District Gurgaon, 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 Land or part thereof under the Deen Dayal Jan Awas Yojana – 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. 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 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 (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

2/27
KMS 2/27



पेशकर्ता

दावेदार

गवाह

अप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- श्री LALIT SHARMA RAVI RAJ OTHER MS AKINA BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- श्री B L SHARMA VARENDRA SINGH OTHER D. F LTD

गवाह 1 :- OM PARKASH

गवाह 2 :- AMARJEET

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8758 अज दिनांक 03-02-2020 को यहाँ में : जिल्द नं 22 के पृष्ठ नं 145.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 565 के पृष्ठ संख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों में अपने हस्ताक्षर/निशान अंगूठा मरे सामने किये हैं।

दिनांक 03-02-2020

अप/संयुक्त पंजीयन अधिकारी (हरहर)

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 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.
- 6. That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/revised herein.
- 7. That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any circumstances whatsoever.
- 8. This supplementary agreement shall be presented for registration before the Registering Authority and got registered by Mr. P.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 Marsora, District Gurugram
(Jamabandi Year 2014-2015)

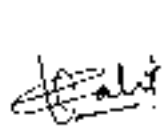

S. No.	Owner	Rhewar/ Khata No	Khasra No	Share	Net Area
1	M/s Akina Builders & Developers Private Limited	392/423	Rectangle No 37, Kila No 19/2 (7-8), 20/1 (3-10) fields 2, area measuring 11 Kanal 8 Marla	full	11 Kanal 8 Marla
2	M/s Akina Builders & Developers Private Limited	175/177	Rectangle No 37,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

62

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


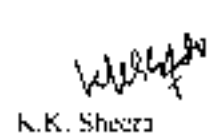
LAND OWNER

M/s. Asana Builders & Developers Private Limited


	
Lalit Sharma	Rav/Raj Singh
(Authorised Signatories)	

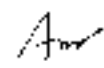
DEVELOPER

For DLF Limited

	
Jayant Chakson	K.K. Sheera
(Authorised Signatories)	

WITNESSES:

1. 

2. 
 Amanjeet Yadav
 C/O Gregory Singh
 Care of
 Gurgaon Tower

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Non-Judicial


**Indian-Non Judicial Stamp
Haryana Government**


Date : 08/01/2020

Certificate No. G9F2020A456



Stamp Duty Paid : ₹ 2000

GRN No 61451426



Penalty ₹ 0

₹ 0

Seller / First Party Detail

Name : Sagardutt Builders and developers Private limited
 Plot No/Floor : 46 Sector/Ward : Na LandMark : Second floor 100 toota road
 City/Village : Ghitori District : New delhi State : Delhi
 Phone : 08*****40

Buyer / Second Party Detail

Name : Dlf Limited
 Plot No/Floor : 2nd Sector/Ward : Na LandMark : Dlf shopping mall arjun marg phase 1
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone : 93*****58



Purpose : Supplementary Agreement between First Party and Second Party in village Hayatpur

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://e-grastry.n.c.in>

SUPPLEMENTARY AGREEMENT

This Agreement is a supplementary agreement to Collaboration Agreement dated 06.06.2014, is made at, Sub-Tehsil Harsara, Gurugram on this 28th day of January 2020,

BY AND BETWEEN

M/s. Sagardutt Builders & Developers Private Limited (PAN - AAKCS9141E), a company registered under the provisions of the Companies Act, 1956, having its registered office at 46, Second Floor, 100 Toota Road, Village Ghitori, New Delhi-110039, acting through its authorized signatories Mr. Lalit 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 nominees, successors and permitted assigns), of the One Part;

प्रलेख नं:6759

दिनांक:03-02-2020

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/राब-तहसील	हरसरु
गांव/शहर	हयातपुर

धन संबंधी निवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 2000 रुपये
स्टाम्प नं : GG/2020A-56	स्टाम्प की राशि 2000 रुपये
रजिस्ट्रेशन फीस की राशि 0 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: SHEL	Size of Certificate: 200

यह प्रलेख आज दिनांक 03-02-2020 दिन सोमवार समय 5:01:00 PM बजे श्री/श्रीमती /कुमारी MS SAGARDETT BUILDERS AND PRADEEP LALIT SHARMA RAVI RAJSHIEER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
MS SAGARDETT BUILDERS AND

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS DEEPTI DIVEE L SHARMA NARENDRA SINGH OJHAER हस्तित है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/OM/PAKASH पिता SRAM तिलामी 100/ GG/MS श्री/श्रीमती /कुमारी AMARJEET पिता GAJRAJ निवासी DEFGGM ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

AND

M/s 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 Ericksen and Mr. K.K. Sheera, 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. 3491 (hereinafter referred to as the "Said Collaboration Agreement") for development of a residential colony on their land measuring 5 Kanals 15 Marlas i.e. or say 0.72 acres (approx.) situated in the revenue estate of Haryana Sub Tehsil Hansa, District Gurugram, details of which are given in Schedule-A mentioned here in 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 Land or part thereof under the Deen Dayal Jan Awas Yojana – 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. 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



पेशकर्ता



दावेदार



गवाह

Lalit

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- (thru) LALIT SHARMA RAVI RAJOTHER MS SAGARDUTT BUILDERS
AND _____

दावेदार :- (thru) B L SHARMA NARENDRA SINGH OTHERMS DLF
LTD _____

गवाह 1 :- OVI PAKASH _____

गवाह 2 :- AMARJEET _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5759 आज दिनांक 03-02-2020 को चेही नं 1 जिल्द नं 22 क पृष्ठ नं 145.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 565 के पृष्ठ संख्या 27 से 28 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-02-2020

(Signature)
उप/संयुक्त पंजीयन अधिकारी (हरसर)

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 (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.
- 5. It is agreed between the Parties that in 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.
- 6. That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/revised herein.
- 7. That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any circumstances whatsoever.
- 8. 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 Hayapur, Sub Tehsil Barsana, District Gurgaon
(Jamaband, 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				5 Kanal 15 Marla	or 0.71875 acres



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

LAND OWNER

M/s. Sugandh Builders & Developers Private Limited



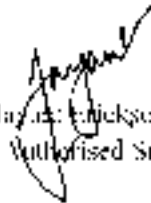
Lalit Sharma
(Authorised Signatories)



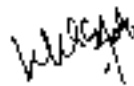
Ravinder Singh

DEVELOPER

For DLI Limited



Jayant Chikson
(Authorised Signatories)



K.K. Sheera

WITNESSES:



1.

2. *An*
Anurag Yadav
C/O Gateway Sigh
Gateway Tower, Gurugram



603 / 1

Non Judicial	Indian-Non Judicial Stamp Haryana Government		Date: 14/01/2020
Certificate No. G0N2020A493		Stamp Duty Paid : ₹ 2000	
GRN No. 61786977		Penalty : ₹ 0	
Seller / First Party Detail			
Name: D1 Home developers Limited	Sector/Ward: R blok	LandMark: Gateway tower dlf city phase III	
H.No/Floor: 1st	District: Gurugram	State: Haryana	
City/Village: Gurugram			
Phone: 98*****10			
Buyer / Second Party Detail			
Name: Dlf Limited	Sector/Ward: Na	LandMark: Df shopping mall arjun marg phase I	
H.No/Floor: 3rd	District: Gurugram	State: Haryana	
City/Village: Gurugram			
Phone: 98*****58			
Purpose: Supplementary Agreement between DLF Home Developers Ltd and DLF Limited in village Hayatsari			

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-stamps.haryana.gov.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 06th day of February 2020:

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 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 permitted nominees, successors and permitted assigns), of the One Part;

AND

M/s DLF Limited, 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,

Jayant Erickson
K K Sheera

[Signature]

[Signature]

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 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").

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 Land or part thereof under the Deen Dayal Jan Awas Yojana - 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

[Signature]

[Signature]

[Signature]

[Signature]

Reg. No.

Reg. Year

Book No.

6877

2019-2020

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY MANOJ KUMAR OTHER MS DLF HOME DEVELOPERS LTD

दावेदार :- thru B L SHARMA NARENDARA SINGH OTHER MS DLF LTD

गवाह 1 :- KULDEEP

गवाह 2 :- VIKAS

प्रमाण पत्र

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

दिनांक 07-02-2020



उप/संयुक्त 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 / 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
6. 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.
7. That all the other terms and conditions contained in the Said Collaboration Agreement shall remain the same except to the extent amended/revised herein.
8. That the Parties have agreed that they shall not resile from the terms of this Agreement and the Said Agreement under any circumstances whatsoever.
9. This supplementary agreement shall be presented for registration before the Registering Authority and got registered by Mr. Navcen Chowdhary jointly with Mr. Manoj 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.

Navcen Chowdhary
Manoj Kumar

B.L. Sharma

Narendra Singh



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 Marla
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

F. D. Walsap

[Signature]

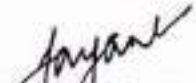
[Signature]



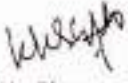
IN WITNESS WHEREOF the parties have signed this Agreement on the day, month and year hereinaabove written.

LAND OWNER

M/s. DLF Home Developers Limited


Jayant Erickson

(Authorised Signatories)


K.K. Sheera

DEVELOPER


For DLF Limited


Deshbandhu Gupta

(Authorised Signatories)


Subhashish Panda

WITNESSES:

1. 
Kuldip Singh S/o Sh. Chandan
Route Way Tower Bldg

2.


Vikas S/o Sh. Ashok Kumar
DLF Gateway Tower Gurugram



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No.	G0292021A2088		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	72029444		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Seller / First Party Detail</u>			
Name:	Dlf home developers ltd		
H.No/Floor :	1st	Sector/Ward : Na	LandMark : Dlf gateway tower r block dlfcity ph3
City/Village :	Gurugram	District : Gurugram	State : Haryana
Phone :	98*****10		
<u>Buyer / Second Party Detail</u>			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward : Na	LandMark : Dlf 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 QR Code Through smart phone or on the website <https://registry.nic.in>

SECOND SUPPLEMENTARY AGREEMENT

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


DLF Limited

प्रलेख न:4410

दिनांक:05-03-2021

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

धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0292021A2088	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:72800411 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 05-03-2021 दिन शुक्रवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी MS DLF HOME DEVELOPERS LTD thru NAVEEN CHOWDHARY OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (हरसरु)


हस्ताक्षर प्रस्तुतकर्ता
MS DLF HOME DEVELOPERS LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDRA SINGH OTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी KULDEEP 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/संयुक्त पंजीयन अधिकारी (हरसरु)

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. 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 Yojana – 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



DLF Limited

Reg. No.

Reg. Year

Book No.

4410

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHER MS DLF HOME DEVELOPERS LTD

दावेदार :- thru NARENDRA SINGH OTHER DLF LTD

गवाह 1 :- KULDEEP

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 हैं।

दिनांक 05-03-2021



उप/सयुंक्त पंजीयन अधिकारी (हरसरु)

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.
5. 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

DLF Limited



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

SCHEDULE 'A'

Village Hayatpur, Sub Tehsil Harsaru, District Gurugram
(Jamabandi Year 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 Marla
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


DLF Limited



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

LAND OWNER

M/s. DLF Home Developers Ltd.



Deshbandhu Gupta
(Authorised Signatories)



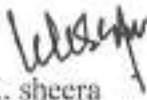
Subhasish Panda

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. sheera

WITNESSES:

1.



Kuldeep Singh
DLA Gateway Tower 44m

2.



OM PRAKASH
210 5th Fl. 2011
DLA Gateway Tower
Gurgaon (Haryana)



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No. : G0292021A1999		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No. : 72026915		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<u>Seller / First Party Detail</u>			
Name: Akina Builders and developers Private limited			
H.No/Floor : 1st	Sector/Ward : Ph-1	LandMark : Shoppingmall arjunmarg dlfcity	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone: 98*****10			
<u>Buyer / Second Party Detail</u>			
Name : Dlf limited			
H.No/Floor : 3rd	Sector/Ward : Na	LandMark : Dlf shopping mall arjun marg phase1	
City/Village: Gurugram	District : Gurugram	State : Garyana	
Phone : 98*****10			
Purpose : Agreement			

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://grashy.mic.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


DLF Limited

प्रलेख न:4411

दिनांक:05-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0292021A1999 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:72797793 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF Service Charge:200

यह प्रलेख आज दिनांक 05-03-2021 दिन शुक्रवार समय 3:58:00 PM बजे श्री/श्रीमती /कुमारी
MS AKINA BUILDERS AND DEVELOPERS PVT LTD thru NAVEEN CHOWDHARY OTHER निवास द्वारा पंजीकरण
हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
MS AKINA BUILDERS AND DEVELOPERS PVT LTD


उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS DLF LTD thru NARENDRA SINGH OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों
को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी OM PARKASH पिता S RAM निवासी DLF
GGM व श्री/श्रीमती /कुमारी KULDEEP पिता DHARAMPAL
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/संयुक्त पंजीयन अधिकारी (हरसरु)

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:

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 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


DLF Limited

Reg. No.

Reg. Year

Book No.

4411

2020-2021

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHER MS AKINA BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGH OTHER MS DLF LTD

गवाह 1 :- OM PARKASH

गवाह 2 :- KULDEEP

उप/सयुक्त पंजीयन अधिकारी

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 अंगूठा मेरे सामने किये हैं।

दिनांक 05-03-2021



उप/सयुक्त पंजीयन अधिकारी(हरसरु)

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.
5. 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 Marla


Akina Builders & Developers
Pvt Ltd


DLF Limited



2	Akina Builders & Developers Private Limited	356/375	Rectangle No 34, Kila No 18/1/2 (0-3), 18/2 (1-0), 23/1 (0-7) fields 3, area measuring 1 Kanal 10 Marla	3/4	1 Kanal 2.5 Marla
Total				16 Kanal, 8.5 Marla Or 2.053125 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)



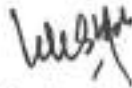
Rav Raj Singh

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. sheera

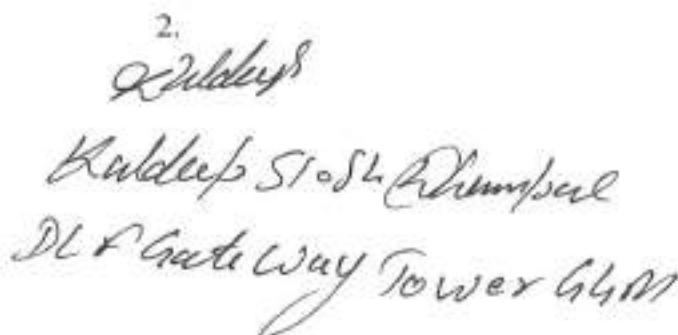
WITNESSES:

1.



OMPRAKASH
S/o Sh. R. Puri
D/F Gateway Tower
Gurgaon (H)

2.



Kuldip Singh
DLF Gateway Tower G/M



Non Judicial	Indian-Non Judicial Stamp Haryana Government		Date : 03/02/2021
Certificate No. : GOC2021B533		Stamp Duty Paid : ₹ 1000 <small>(Rs. Thousand Only)</small>	
GRN No. : 72299575		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
Seller / First Party Detail			
Name : Akina Builders and developers Private limited			
H.No/Floor : 1st	Sector/Ward : Ph-1	LandMark : Shoppingmall arjunmarg dlfcity	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 98*****10			
Buyer / Second Party Detail			
Name : Dlf limited			
H.No/Floor : 3rd	Sector/Ward : Na	LandMark : Shoppingmall arjunmarg dlf phase 1	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 98*****10			
Purpose : Special Power of Attorney			
 			
<p>The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website https://egrashy.nic.in</p>			
<u>SECOND SUPPLEMENTARY AGREEMENT</u>			

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


Akina Builders & Developers Pvt Ltd


DLF Limited

प्रलेख न:4412

दिनांक:05-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : G0C2021B533
रजिस्ट्रेशन फीस की राशि 100 रुपये
Drafted By: SELF

स्टाम्प इयूटी की राशि 3 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:72801400
वेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 05-03-2021 दिन शुक्रवार समय 4:00:00 PM बजे श्री/श्रीमती /कुमारी MS AKINA BUILDERS AND DEVELOPERS PVT LTD thru NAVEEN CHOWDHARY OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
MS AKINA BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS DLF LTD thru NARENDRA SINGH OTHER हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी KULDEEP 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/संयुक्त पंजीयन अधिकारी (हरसरु)



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 Yojana – 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**".


Akima Builders & Developers Pvt Ltd


DLF Limited

Reg. No. Reg. Year Book No.

4412 2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHERMS AKINA BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGH OTHERMS DLF LTD

गवाह 1 :- KULDEEP

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 अंगूठा मेरे सामने किये हैं।

दिनांक 05-03-2021



उप/सयुक्त पंजीयन अधिकारी (हरसरु)

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.
5. 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


DLF 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	392/423	Rectangle No 37, Kila No 19/2 (7- 18), 20/1 (3-10) fields 2, area measuring 11 Kanal 8 Marla	full	11 Kanal 8 Marla
2	M/s Akina Builders & Developers Private Limited	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


DLF Limited



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

LAND OWNER

M/s. Akina Builders & Developers Private Limited


Naveen Chowdhary
(Authorised Signatories)


Ravi Raj Singh

DEVELOPER


For DLF Limited


Jayant Erickson
(Authorised Signatories)


K.K. sheera

WITNESSES:

1.


Kuldeep Singh
DLF Gateway Tower
GGM

2.


OM PRAKASH
with a Seal
DLF Gateway Tower
Gurgaon (Hr)



4413
17

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 29/01/2021

Certificate No. : G0292021A1910 Stamp Duty Paid : ₹ 101
GRN No. : 72026081 Penalty : ₹ 0

Seller / First Party Detail

Name: Akina Builders and developers Private limited
H.No/Floor : 1st Sector/Ward : Ph-1 LandMark : Shoppingmall arjunmarg difcity
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 98*****10 Others : Ophira builders and developers pvt ltd and sagardutt builders and developers pvt ltd

Buyer / Second Party Detail

Name : Dlf limited
H.No/Floor : 3rd Sector/Ward : Na LandMark : Dlfshoppingmall arjunmarg 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 QRCode 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

DLF Limited

प्रलेख न:4413

दिनांक:05-03-2021

डीड संबंधी विवरण

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

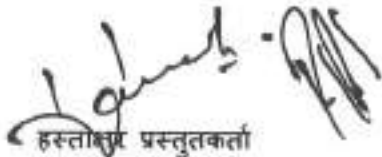
धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0292021A1910 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:72803567 पेस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 05-03-2021 दिन शुक्रवार समय 4:01:00 PM बजे श्री/श्रीमती /कुमारी
MS AKINA BUILDERS AND DEVELOPERS PVT LTD ETC thru NAVEEN CHOWDHARY OTHER निवास द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
MS AKINA BUILDERS AND DEVELOPERS PVT LTD ETC


उप/संयुक्त पंजीयन अधिकारी (हरसरु)

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

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी KULDEEP 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/संयुक्त पंजीयन अधिकारी (हरसरु)

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 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 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 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


DLF Limited

Reg. No.

Reg. Year

Book No.

4413

2020-2021

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHER MS AKINA BUILDERS AND DEVELOPERS PVT LTD ETC

दावेदार :- thru NARENDRA SINGH OTHER DLF LTD

गवाह 1 :- KULDEEP

गवाह 2 :- OM PARKASH

उप/सयुक्त पंजीयन अधिकारी

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 हैं।

दिनांक 05-03-2021



उप/सयुक्त पंजीयन अधिकारी (हरसरु)

(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 Yojana – 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 Builders &
Developers Pvt Ltd

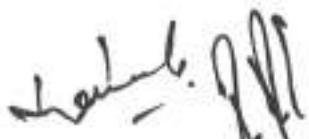

Sagardutt Builders & Developers
Pvt Ltd


DLF Limited



NOW THIS SUPPLEMENTARY AGREEMENT WITNESSES AS UNDER:

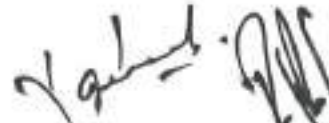
1. That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("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 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.
5. 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



DLF Limited

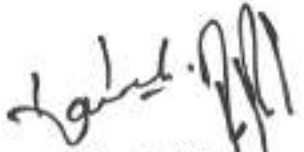


6. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed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


DLF Limited



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					97 Kanal 4 Marla 5 Sarsai i.e. 12.15347 acs


Akina Builders &
Developers Pvt Ltd


Ophira Builders &
Developers Pvt Ltd


Sagardutt Builders & Developers
Pvt Ltd

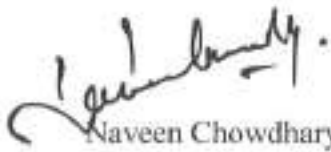

DIF Limited



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

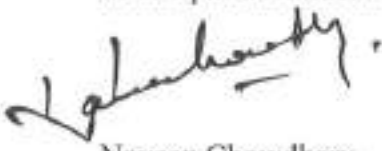


Naveen Chowdhary
(Authorised Signatories)



Ravi Raj Singh

M/s. Ophira Builders & Developers Private Limited

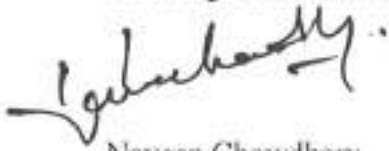


Naveen Chowdhary
(Authorised Signatories)



Ravi Raj Singh

M/s. Sagardutt Builders & Developers Private Limited



Naveen Chowdhary
(Authorised Signatories)



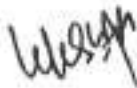
Ravi Raj Singh

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. sheera

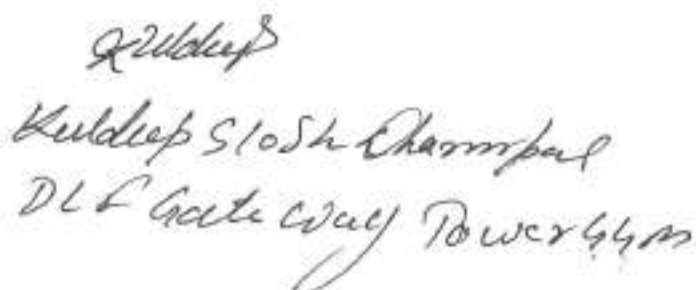
WITNESSES:

1.



DM PRAKASH
and Sh. S. S. S.
DLF Gateway Tower
Gurgaon (Hr.)

2.



Kuldip Singh Chaurmpal
DLF Gateway Tower Gurgaon



4446

1/5

Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date: 29/01/2021	
Certificate No.	G0292021A2149		Stamp Duty Paid : ₹ 101		
GRN No.	72030852		Penalty : ₹ 0		
Seller / First Party Detail					
Name:	Sagardutt Builders and developers Private limited				
H.No/Floor :	1st	Sector/Ward :	Ph-1	LandMark :	Shoppingmall arjunmarg dffcity
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	98*****10				
Buyer / Second Party Detail					
Name :	Dlf limited				
H.No/Floor :	3rd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg phase1
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	98*****10				
Purpose :	Agreement				
					

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


Sagardutt Builders & Developers
Pvt Ltd


DLF Limited

प्रलेख न:4446

दिनांक:08-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : G0292021A2149
रजिस्ट्रेशन फीस की राशि 100 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:72802447 पेस्टिंग शुल्क 3 रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

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


हस्ताक्षर प्रस्तुतकर्ता
M S SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD


उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी M S DLF LTD thru NARENDRA SINGHOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी KULDEEP 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/संयुक्त पंजीयन अधिकारी (हरसरु)

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;**

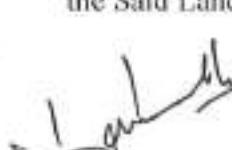
AND

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


DLF Limited

Reg. No.

Reg. Year

Book No.

4446

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY AND RAVI RAJ SINGHOTHER M S SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGHOTHER M S SAGARDUTT 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 अंगूठा मेरे सामने किये हैं।

दिनांक 08-03-2021



उप/सयुक्त पंजीयन अधिकारी(हरसरु)

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.


Sagar Dutt Builders & Developers
Pvt Ltd


DLF Limited



5. 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. 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				5 Kanal 15 Marla or 0.71875 acres	


 Sagardutt Builders & Developers
 Pvt Ltd

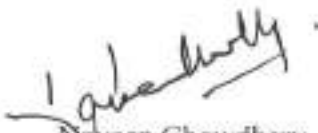

 DLF Limited



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

LAND OWNER

M/s. Sagardutt Builders & Developers Private Limited



Naveen Chowdhary
(Authorised Signatories)



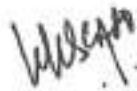
Ravi Raj Singh

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. sheera

WITNESSES:

1.



Baldeep Singh Chopra

DLF Gateway Tower Gurgaon

2.



ANIL PRAKASH
Area Ch. 7, DLF
DLF Gateway Tower
Gurgaon (Hr.)



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No.	G0292021A2312		Stamp Duty Paid : ₹ 101
GRN No.	72031529		Penalty : ₹ 0
<u>Seller / First Party Detail</u>			
Name:	Ophira Builders and developers Private limited		
H.No/Floor :	1st	Sector/Ward :	Pb-1
City/Village :	Gurugram	District :	Gurugram
Phone :	98*****10	LandMark :	Shoppingmall arjunmarg dlfcity
		State :	Haryana
<u>Buyer / Second Party Detail</u>			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone :	98*****10	LandMark :	Dlf shopping mall arjun marg phase1
		State :	Haryana
Purpose :	Agreement		

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrassfy.ec.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;**


Ophira Builders & Developers
Pvt Ltd


DLF Limited

प्रलेख न:4447

दिनांक:08-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : GOL2021A2312
रजिस्ट्रेशन फीस की राशि 100 रुपये
Drafted By: SELF

स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:72796112
पेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 08-03-2021 दिन सोमवार समय 2:30:00 PM बजे श्री/श्रीमती /कुमारी M S OPHIRA BUILDERS AND DEVELOPERS PVT LTD thru NAVEEN CHOWDHARY AND RAVI RAJ SINGHOTHEP निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
M S OPHIRA BUILDERS AND DEVELOPERS PVT LTD


उपसंयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी M S DLF LTD thru NARENDRA SINGHOTHEP हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी KULDEEP 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 है।




उपसंयुक्त पंजीयन अधिकारी (हरसरु)

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 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:

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 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,


Opura Builders & Developers
Pvt Ltd


DLF Limited

Reg. No. Reg. Year Book No.

4447

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY AND RAVI RAJ SINGHOTHER M S OPHIRA BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGHOTHER M S DLF LTD

गवाह 1 :- KULDEEP SINGH

गवाह 2 :- OM PARKASH

प्रमाण पत्र

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 अंगूठा मेरे सामने किये हैं।

दिनांक 08-03-2021



उप/सयुक्त पंजीयन अधिकारी(हरसरु)

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.
5. 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	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					10 Kanal, 2 Marla, 4 Sarsai Or 1.265 acre


Ophira Builders & Developers
Pvt Ltd

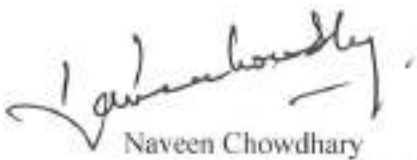

DLF Limited



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

LAND OWNER

M/s. Ophira Builders & Developers Private Limited



Naveen Chowdhary
(Authorised Signatories)



Ravi Raj Singh

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. sheera

WITNESSES:

1.



Riddup S to Sh Chempal

DLF Gateway Power

64M

2.



CHIEF EXECUTIVE
20/09/2018
DLF Gateway Tower
Gurgaon (Hr.)



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No.	G0292021A2374		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	72032701		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
Seller / First Party Detail			
Name:	Dlf utilities limited		
H.No/Floor :	3rd	Sector/Ward :	Ph-1
City/Village :	Gurugram	District :	Gurugram
Phone:	98*****10	LandMark :	Shoppingmall arjunmarg dlfcity
		State :	Haryana
Buyer / Second Party Detail			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward :	Na
City/Village:	Gurugram	District :	Gurugram
Phone :	98*****10	LandMark :	Dlf shopping mall arjun marg phase1
		State :	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;


DLF Utilities Ltd.




DLF Limited

प्रलेख न:4473

दिनांक:09-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : G0292021A2374
रजिस्ट्रेशन फीस की राशि 100 रुपये
Drafted By: SHIV KUMAR ADV

स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:72806057
पेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 09-03-2021 दिन मंगलवार समय 2:16:00 PM बजे श्री/श्रीमती /कुमारी
DLF UTILITIES LTD thru NAVEEN CHOWDHARY OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (हरसरु)


हस्ताक्षर प्रस्तुतकर्ता
DLF UTILITIES LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDER SINGH OTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को
दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR पिता --- निवासी ADV
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/संयुक्त पंजीयन अधिकारी (हरसरु)

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.


Subhasish Panda


Jayant Erickson
DLF Limited


K.K. Sheera

Reg. No.

Reg. Year

Book No.

4473

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHER DLF UTILITIES LTD

दावेदार :- thru NARENDER SINGH OTHER DLF 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(हरसरु)



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:

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 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.
5. 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.

 
DLF Limited



[Faint handwritten signature or mark]

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				7 Kanal, 11 Marla	Or 0.94375 acre


DLF Utilities Ltd.

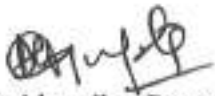



DLF Limited

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

LAND OWNER

M/s. DLF Utilities Limited



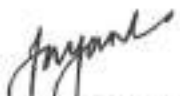
Deshbandhu Gupta
(Authorised Signatories)



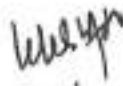
Subhasish Panda

DEVELOPER

For DLF Limited



Jayant Erickson
(Authorised Signatories)



K.K. Sheera

WITNESSES:



SHIV KUMAR SINGH
Advocate
Distt. Court, Gurugram

2.



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

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No.	G0292021A2335		Stamp Duty Paid : ₹ 101 <small>(Rs. One)</small>
GRN No.	72032173		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Seller / First Party Detail</u>			
Name:	Ophira Builders and developers Private limited		
H.No/Floor :	1st	Sector/Ward :	Ph-1
City/Village :	Gurugram	District :	Gurugram
Phone:	98*****10	LandMark :	Shoppingmall arjunmarg dlfcity
		State :	Haryana
			
<u>Buyer / Second Party Detail</u>			
Name :	Dlf limited		
H.No/Floor :	3rd	Sector/Ward :	Na
City/Village:	Gurugram	District :	Gurugram
Phone :	98*****10	LandMark :	Dlf shopping mall arjun marg phase1
		State :	Haryana
Purpose :	Agreement		

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


DLF Limited

प्रलेख न:4474

दिनांक:09-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : G0292021A2335
रजिस्ट्रेशन फीस की राशि 100 रुपये
Drafted By: SHIV KUMAR ADV

स्टाम्प ह्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:72804938
पेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 09-03-2021 दिन मंगलवार समय 2:17:00 PM बजे श्री/श्रीमती /कुमारी SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD thru NAVEEN CHAOWDHARY OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDRA SINGH OTHER हाजिर है। प्रतुत प्रलेख के तर्हों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV 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/संयुक्त पंजीयन अधिकारी (हरसरु)

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"**).


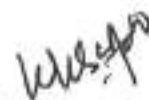
AND WHEREAS this Agreement is in continuation of the Said Agreement and the terms and conditions set forth in this Supplementary Agreement shall be read along with the terms and conditions of the Said Agreement and shall be binding on the Parties to the Said Agreement.

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.



 Ophira Builders & Developers
 Pvt Ltd



 DLF Limited

Reg. No.

Reg. Year

Book No.

4474

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHAOWDHARY OTHER SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGH OTHER DLF LTD

गवाह 1 :- SHIV KUMAR SINGH

गवाह 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 अंगूठा मेरे सामने किये हैं।

दिनांक 09-03-2021



उप/सयुक्त पंजीयन अधिकारी(हरसरु)

2. 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.
5. 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



DLF Limited

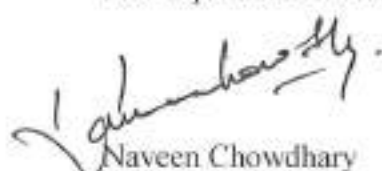
Schedule A
 Village Hayatpur, Sub Tehsil Harsaru, District Gurugram
 (Jamabandi Year 2014-2015)

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
Total				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 & Developers Private Limited


 Naveen Chowdhary
 (Authorised Signatories)


 Ravi Raj Singh

DEVELOPER


For DLF Limited


 Jayant Erickson
 (Authorised Signatories)


 K.K. sheera

WITNESSES:

1.


SHIV KUMAR SINGH
 Advocate
 Distt. Court, Gurugram

2.


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

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 29/01/2021
Certificate No. : G0292021A2055		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No. : 72028483		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<u>Seller / First Party Detail</u>			
Name : Sagardutt Builders and developers Private limited			
H.No/Floor : 1st	Sector/Ward : Ph-1	LandMark : Shoppingmall arjunmarg dffcity	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 98*****10			
<u>Buyer / Second Party Detail</u>			
Name : Dlf limited			
H.No/Floor : 3rd	Sector/Ward : Na	LandMark : Dlf 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 QRCode Through smart phone or on the website <https://registry.nid.in>

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 -


Sagardutt Builders & Developers
Pvt Ltd


DLF Limited

प्रलेख न:4475

दिनांक:09-03-2021

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0292021A2055 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:72799388 पेस्टिंग शुल्क 3 रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

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

हस्ताक्षर प्रस्तुतकर्ता
SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LTD thru NARENDRA SINGHOTHER हाजिर हैं । पतुत प्रलेख के तथ्यों को
दोनों पक्षों
ने सुनकर 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 ।



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:

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.


Sagardutt Builders & Developers
Pvt Ltd


DLF Limited

Reg. No.

Reg. Year

Book No.

4475

2020-2021

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN CHOWDHARY OTHER SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD thru RAVI RAJ SINGH OTHER SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGH OTHER DLF 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 छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 09-03-2021

उप/सयुक्त पंजीयन अधिकारी(हरसर)



2. 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.
5. 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 & Developers
Pvt Ltd



DLF Limited

Schedule A

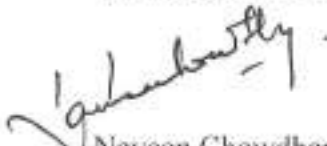
Village Hayatpur, Sub Tehsil Harsaru, District Gurugram
(Jamabandi Year 2014-2015)

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)


Ram Raj Singh

DEVELOPER

For DLF Limited


Jayant Erickson
(Authorised Signatories)


K.K. sheera

WITNESSES:

1.



SHIV KUMAR SINGH
Advocate
Dist. Court, Gurugram

2.



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

