

Indian-Non Judicial Stamp  
Haryana Government

Date: 13/12/2018

ICJ/2018L19

42575237



Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)

Penalty : ₹ 0  
(Rs. Zero Only)

Seller / First Party Detail

Ansal Housing and Construction Ltd

Floor: 6th

Sector/Ward: 00

LandMark: Barah khamba road

Age: New delhi

District: New delhi

State: Delhi

9971133805

Others: Authorized signatory mr.suresh kumar



Buyer / Second Party Detail

Name: Anjuman Buildcon Pvt Ltd

H.No/Floor: 00

Sector/Ward: 00

LandMark: Indira parkash 21 barah khamba road

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 9971133805

Others: Maestro promoters pvt ltd and wrangler builders pvt ltd address new delhi

Purpose: NJS For Deficiency

11361  
RAVUKANT  
S. Ramamurthy  
Court Complex, Jagadhri  
Court Complex, Jagadhri

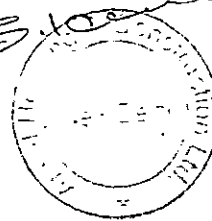
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

अवकाश जगदीश लीज हवा है

अलका

अलका

P. Talwar



DRAFTED BY:  
RAMAN KOTHEIA  
ADVOCATE  
DISTT. COURT JAGADHRI  
13/12/18

Indian Non Judicial Stamp  
Haryana Government

Date: 05/12/2018

DE2018L91

252730

Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Ansai Housing and Construction Ltd

Sector/Ward : 00

LandMark : Barah khamba road

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 9971133805

Others : Authorized signatory mr.suresh kumar.



**Buyer / Second Party Detail**

Name : Anjuman Buildcon Pvt Ltd

Sector/Ward : 00

LandMark : Indra parkash 21 barah khamba road

H.No/Floor : 00

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 9971133805

Others : Maestro promoters pvt ltd and wrangler builders pvt ltd address new delhi

Purpose : Supplementary Agreement

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

**SUPPLEMENTARY AGREEMENT**

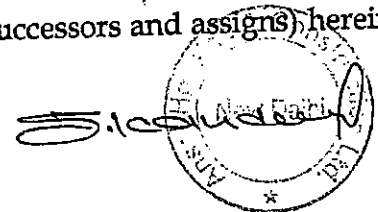
This supplementary agreement to the development agreement dated 17.01.2018 is executed at Jagadhri on this day of October, 2018

**BY AND AMONGST**

1. M/s Anjuman Buildcon Pvt. Ltd., having its registered office at 606, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 duly represented through its Authorised Signatory Mr. Puneet Kumal Talan, S/o Sh. Ramesh Chand Talan, who has been duly authorized to execute the present Supplementary Agreement vide the Board Resolution dated 12<sup>th</sup> November, 2018 (which expression shall, unless excluded by or repugnant to the context or the meaning thereof be deemed to include its successors and assigns) hereinafter referred to as First Party.

P. Talan

P. Talan



DRAFTED BY :  
RAMAN KUKREJA  
ADVOCATE  
DIST. COURT, JAGADHRI

प्रलेख न:8648

दिनांक:13-12-2018

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	जगाधरी
गांव/शहर	खेडा

धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 2000 रुपये
स्टाम्प नं : i0e2018191	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:0042574371 पेस्टिंग शुल्क 3 रुपये
DeficiencyStampno: i0m2018119	DeficiencyGrnno: 42575237 DeficiencyAmt: 1000
Drafted By: RAMAN KUKREJA ADVOCATE	Service Charge:200

यह प्रलेख आज दिनांक 13-12-2018 दिन गुरुवार समय 11:04:00 AM बजे श्री/श्रीमती /कुमारी Ms Anjuman Buildcon Pvt Ltd thru Puneet Kumal Talan पुत्र Ramesh Chand Talan Ms Maestro Promoters Pvt Ltd thru Puneet Kumal Talan पुत्र Ramesh Chand Talan Ms Wrangler Builders Pvt Ltd thru Puneet Kumal Talan पुत्र Ramesh Chand Talan निवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

P. Talan

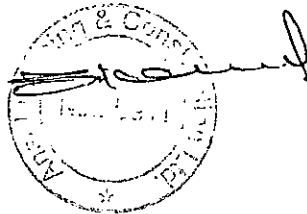
उप/संयुक्त पंजीकरण अधिकारी (जगाधरी)

हस्ताक्षर प्रस्तुतकर्ता

Ms Anjuman Buildcon Pvt Ltd thru Puneet Kumal Talan Ms Maestro Promoters Pvt Ltd thru Puneet Kumal Talan Ms Wrangler Builders Pvt Ltd thru Puneet Kumal Talan

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ansal Housing and Construction Ltd thru Suresh Kumar पुत्र Sitaram Kandwal हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Ajmer Singh Numberdar पिता --- निवासी Bhagwangarh व श्री/श्रीमती /कुमारी Narender Numberdar पिता --- निवासी Chaneti ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

P. Talan



Signature

Signature

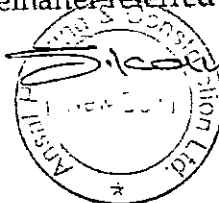
2. M/s Maestro Promoters Pvt. Ltd., having its registered office at 606, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 duly represented through its Authorised Signatory Mr. Puneet Kumal Talan, S/o Sh. Ramesh Chand Talan, who has been duly authorized to execute the present Supplementary Agreement vide the Board Resolution dated 6<sup>th</sup> October, 2018 (which expression shall, unless excluded by or repugnant to the context or the meaning thereof be deemed to include its successors and assigns) hereinafter referred to as Second Party.
3. M/s Wrangler Builders Pvt. Ltd. having its registered office at 606, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 duly represented through its Authorised Signatory Mr. Puneet Kumal Talan, S/o Sh. Ramesh Chand Talan, who has been duly authorized to execute the present Supplementary Agreement vide the Board Resolution dated 12<sup>th</sup> November, 2018 (which expression shall, unless excluded by or repugnant to the context or the meaning thereof be deemed to include its successors and assigns) hereinafter referred to as Third Party;

The parties of the First, Second and Third part hereinafter collectively referred to as "Land Owners".

And

Ansal Housing & Construction Ltd., a company incorporated under Companies Act, 1956, and having its registered office at 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 and represented by its Authorised Signatory Mr. Suresh Kumar, S/o Sh. Sitaram Kandwal, who has been duly authorized to execute the present Supplementary Agreement vide the Board Resolution dated 14<sup>th</sup> November, 2018 (which expression shall, unless excluded by or repugnant to the context or the meaning thereof be deemed to include its successors and assigns) hereinafter referred to as 'The Developer'.

*Raman*



DRAFTED BY:  
RAMAN KUKREJA  
ADVOCATE  
DIST. COURT AGADHRI

Reg. No.

Reg. Year

Book No.

8648

2018-2019

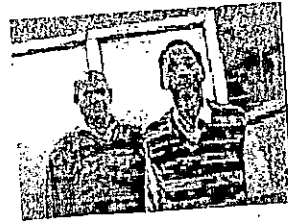
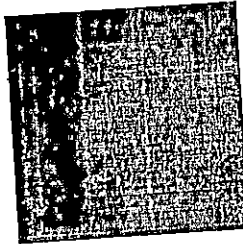
1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Ms Anjuman Buldcon Pvt Ltd thru Puneet Kumal Talan Ms Maestro Promoters Pvt Ltd thru Puneet Kumal Talan Ms Wrangler Builders Pvt Ltd thru Puneet Kumal Talan

दावेदार :- Ansal Housing and Construction Ltd thru Suresh Kumar

गवाह 1 :- Ajmer Singh Numberdar

गवाह 2 :- Narender Numberdar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8648 आज दिनांक 13-12-2018 को बही नं 1 जिल्द नं 787 के पृष्ठ नं 186 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9962 के पृष्ठ संख्या 65 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-12-2018

उप/संयुक्त पंजीयन अधिकारी ( जगाधरी )

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

AND WHEREAS the associate companies have entered into a development agreement dated 17.01.2018 with the Developer duly registered at the office of sub-registrar, Jagadhri vide registration no. 9491 dated 17.01.2018 in book no. 1, volume no. 773 at page no. 114. Wherein the associate companies have agreed to pool their respective share of lands for the development of a real estate project to be developed by the Developer as per the terms and conditions mentioned therein. The details of the land are more particularly described in **Schedule-I** annexed herewith;

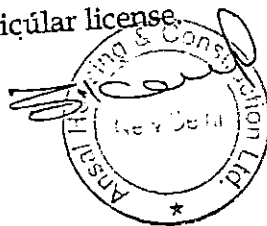
AND WHEREAS by way of the clause no. 2 (a) of the said development agreement it was agreed between the Parties that Land Owners shall be entitled to receive 30% of approved plotted area against each acre of land contributed by them in the project and the balance area shall be retained by the developer. The land owners will also have the option to take from the developer mutually agreed price of their respective share of sanctioned and developed plotted area; and in such an event the landowner will authorize the Developer to dispose of area allocated to the Landowners in terms of Development Agreement.

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

**NOW THIS DEED WITNESSETH AS UNDER:-**

1. That the parties have agreed that rather than sharing the developed area, the associate companies shall now share the revenue generated, from the sale of developed areas, with the developer in the ratio 30% to the Associate Companies/Land Owners and 70% to the Developers. The revenue shall be shared in proportion to the land contributed by the respective associate companies under any particular license.

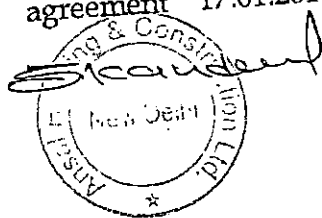
*R. T. u.*



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RAMAN KUKREJA  
ADVOCATE  
DISTT. COURTS JAGADHRI

2. That the entire developed area shall be marketed/advertised and sold by the developer on behalf of all the parties. The developer shall be authorised to receive sale consideration directly from the prospective buyers for the entire developed area including the share of the associate companies. That the developer shall be entitled to deduct, from the revenue share of the associate companies, the marketing expenses i.e. brokerage and advertising costs. That once the developer starts marketing, advertising and selling the developed areas, the computation of the revenue generated in proportion to the land contributed by the associate companies under a particular license shall be done at the end of every quarter.
3. That the developer is also entitled to deduct, from the share of associate companies, all such amounts which it has paid to the associate companies as advance sum in terms of the said development agreement. The developer after making the aforementioned deductions shall pay to the associate companies their respective shares in proportion to the land area contributed.
4. That the associate companies do hereby authorise the developer to market, advertise and sell the entire developed area and also to collect the sale proceed, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds in favour of the allottees/purchasers of units in the proposed project. That the associate companies along with the execution of the present agreement has executed an irrevocable General Power of Attorney in favour of the developer to market, advertise and sell the developed areas and also to collect the sale proceed, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds in favour of the allottees/purchasers of units in proposed project. The associate companies also undertake to execute any other documents including authorisation letter and or resolutions, if required to fulfill the terms of the said development agreement 17.01.2018 and present supplementary agreement.

*R. T. K.*

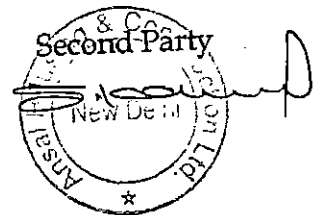


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RAMAN KUKREJA  
ADVOCATE  
DIST. COURT, GADHRI  
13/1/18

5. That present agreement is part and parcel of the said development agreement dated 17.01.2018 hence is to be considered in addition and not in derogation to the said development agreement. However, any clause in the present agreement if found to be contrary to any clause of the said development agreement then the clause mentioned in this agreement shall prevail and supercede the corresponding clause of the said development agreement.
6. That Ansal Housing & Constrution Limited shall be responsible for compliance of all terms and conditions of license /provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by DTCP, Haryana whichever is earlier.8
7. That the collaboration agreement shall be irrevocable and no modification / alteration in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.

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

First Party Pick



Third Party

Developer

WITNESSES:

1. अजमेर सिंह रदा  
गांव भगवानगढ़ ता. जगधरी  
जिला गढ़वा

2.

Place:

Dated: 15/12/18

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RAMAN KUKREJA  
ADVOCATE  
DIST. COURT GADHRI



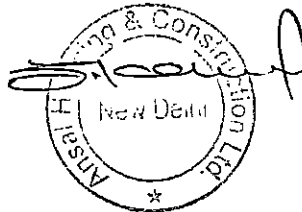
**Annexure-1**

- 1) Details of the Land owned by Anjuman Buildcon Pvt. Ltd. in Village Khera, Yamunanagar, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
1361/2	4-16	4-16-0	1.000
1365	9-13	9-13-0	2.010
1373	9-0	9-0-0	1.876
1374	0-6	0-6-0	0.062
<b>TOTAL (A)</b>		<b>23-15-0</b>	<b>4.948</b>

- 2) Details of Land owned by Maestro Promoters Pvt. Ltd. in Village Khera, Yamunanagar, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
1349	6-11	6-11-0	1.365
1350	9-13	9-13-0	2.010
1422	8-6	6-14-0	1.395
1423	9-4	3-4-0	0.667
1425	9-13	5-16-13	1.214
1426	3-4	3-4-0	0.667
1429	8-17	3-19-1	0.823
<b>TOTAL</b>		<b>39-1-14</b>	<b>8.141</b>



P. Talu

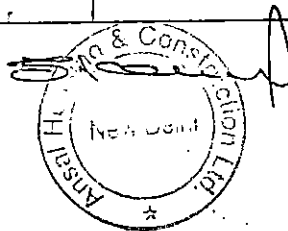
DRAFTED BY:  
RAMAN KUKREJA  
ADVOCATE  
LISTT. COLLETS MAGADHRI  
13/12/18

- 3) Details of Land owned by Wrangler Builders Pvt. Ltd. in Village Khera, Yamunanagar, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
1357	25-0	25-0-0	5.208
1358	0-5	0-5-0	0.052
<b>TOTAL</b>		<b>25-5-0</b>	<b>5.260</b>

- 4) Details of Land owned by Wrangler Builders Pvt. Ltd. ½ share and Anjuman Buildcon Pvt. Ltd. ½ share

<u>Khasra No.</u>	<u>Area</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
1327	9-1	9-1-0	1.885
1337	9-1	9-1-0	1.885
1338	9-1	9-1-0	1.885
1339	9-1	9-1-0	1.885
1340	1-19	1-19-0	0.406
1427	7-13	7-13-0	1.594
1434	2-7	2-7-0	0.49
1436	6-7	6-7-0	1.324
1455	9-1	2-3-0	0.501
<b>TOTAL</b>		<b>56-18-0</b>	<b>11.855</b>



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RAMAN KUKREJA  
ADVOCATE  
DIST. BILASPUR  
13/12/18

5) Details of Land owned by Wrangler Builders Pvt. Ltd. ½ share and Maestro Promoters Pvt. Ltd. ½ share

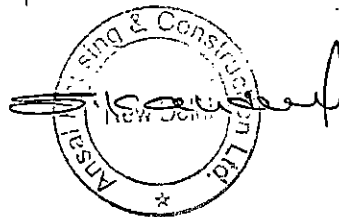
<u>Khasra No.</u>	<u>Area</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
1428	0-16	0-16-0	0.167
1432	9-13	3-13-10	0.766
1433	9-13	9-13-0	2.012
1454	9-1	9-1-0	1.885
<b>TOTAL</b>		<b>23-3-10</b>	<b>4.828</b>

GRAND TOTAL

168-3-4

Total Area : 168-3-4 (OR) 35.032 ACRE

Ram



DRAFTED BY :  
RAMAN KUKREJA  
ADVOCATE  
L. 371 COLLEGE, JAIPUR