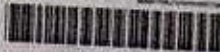




Certificate No. M0E2017F108

GRN No. 27574067

Stamp Duty Paid : ₹ 101
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Kind Building Solutions Pvt Ltd
 H.No/Floor : 0 Sector/Ward : 0 LandMark : 0
 City/Village : Karnal District : Karnal State : Haryana
 Phone: 9996766008

213

2713

**Buyer / Second Party Detail**

Name : Santur Spaces Pvt Ltd
 H.No/Floor : 0 Sector/Ward : 0 LandMark : 0
 City/Village : Karnal District : Karnal State : Haryana
 Phone : 9996766008

Purpose : AGREEMENT

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

SUPPLEMENTARY COLLABORATION AGREEMENT

This agreement is addendum to the Collaboration Agreement dated July 14, 2014 (hereinafter referred to as "Supplementary Collaboration Agreement") is made at Karnal on this 16th day of June, 2017;

BY AND BETWEEN

KIND BUILDING SOLUTIONS PRIVATE LIMITED, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 1985/154, 1st Floor, Ganesh Pura, Tri Nagar, Delhi - 110035 through its Director, Mr. Nikunj Kumar duly authorized vide Board Resolution dated 29.05.2017, (hereinafter referred to as the "Owner", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;

AND

SANTUR SPACES PRIVATE LIMITED, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at E-6, Greater Kailash, Part - I, New Delhi - 110048, through its Authorized Person Mr. Ashish Chutani duly authorized vide Board Resolution dated 29.05.2017, (hereinafter referred to as the "Developer", which

For Kind Building Solutions Pvt. Ltd.

1

For SANTUR SPACES PVT. LTD.

Director

Authorised Signatory

प्रलेख नः 2713

दिनांक 16/06/2017

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील करनाल	गांव/शहर करनाल
भवन का विवरण	
भूमि का विवरण	
घन संबंधी विवरण	
राशि 0.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 101.00 रुपये
E-Stamp स्टाम्प नं. MOE2017F108	स्टाम्प की राशि 101.00 रुपये
रजिस्ट्रेशन फीस की राशि 0.00 रुपये	DFC: INLNKGMN
	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: जगदीश कुमार

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 16/06/2017 दिन शुक्रवार समय 7:44:00PM बजे श्री/श्रीमती/कुमारी Kind Building Solution Pvt.Ltd. द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Kind Building Solution Pvt.Ltd. thru निकुंज कुमार ए.एस.(OTHER)

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Santur Spaces Pvt.Ltd. मार्फत आशीष घुटानी ए.एस. दख्खेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोषो चक्ष्णंकर सुनिश्चित किया। प्रलेख के अनुसार 0.00 रुपये की राशि दाखेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी धर्मपत्नी नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी बजोदा रोड
व श्री/श्रीमती/कुमारी सन्दीप पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ममरुज निवासी करनाल ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः2 की पहचान करता है।

दिनांक 16/06/2017

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

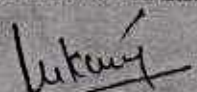
उप / सयुक्त पंजीयन अधिकारी
करनाल

expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**.

For the purpose of this Addendum, the Owner and the Developer singularly be referred to as "Party" and jointly as "Parties".


- A. **WHEREAS**, the Parties hereto have entered into Collaboration Agreement registered with the sub-registrar Karnal vide registration no. 3,880 in the book no 1, volume no. 527 on page no. 125 (duly paid stamp duty Rs 50,00,000/-) for developing an affordable group housing complex under Affordable Housing Policy, 2013 of the Government of Haryana ("Project") on the land admeasuring approx. 9.51 (Nine point Five One) acres, ("Project Land"), in Village Kasba, Karnal, Haryana, as more particularly described in the Schedule A written hereto, terms and conditions as set forth therein;
- B. **AND WHEREAS** under the Collaboration Agreement, the Parties agreed that the Project to be developed on the Project Land shall be an affordable residential group housing complex as per terms and conditions of the License no. 4 of 2015 issued by DGTCP, Haryana and as per Affordable Housing Policy, 2013 of the Government of Haryana;
- C. **AND WHEREAS** the Government of Haryana on June 30, 2016 has initiated a new scheme by the name of Deen Dayal Jana Awas Yojana affordable plotted housing policy - 2016 for low & medium potential towns in the state of Haryana;
- D. **AND WHEREAS** the Parties had applied the migration application in the office of DGTCP, Haryana to modify the Project to be developed on the Project Land under the Deen Dayal Jana Awas Yojana affordable plotted housing policy - 2016 for low & medium potential towns in the state of Haryana under the Collaboration Agreement.
- E. **AND WHEREAS** the DGTCP, Haryana had issued the LOI for grant of License vide memo no. LC-3488-JE(VA)/2017/10019 dated 16-05-2017 to developed on the Project Land Affordable Residential Plotted Colony under the Deen Dayal Jana Awas Yojana affordable plotted housing policy - 2016(hereinafter referred to as "New Project")
- F. **AND WHEREAS**, as per the clause 13 of terms & conditions of the LOI, the Parties have to submit the supplementary irrevocable registered collaboration agreement in continuation to their collaboration agreement dated 14.07.2014 to rectify the purpose of the same from Affordable Group Housing Colony to Affordable residential Plotted colony with some addition conditions.
- G. **AND WHEREAS** now the Parties agreed to enter in this Supplementary Collaboration Agreement to modify the terms of the Collaboration Agreement dated 14.07.2014 in view of the new understanding achieved between the Parties.

For Kind Building Solutions Pvt. Ltd.


Director

2

For SANTUR SPACES PVT. LTD.


Authorised Signatory

Reg. No.

Reg. Year

Book No.

2,713

2017-2018

1



पेशकर्ता



दावेदार



गवाह



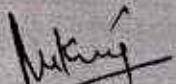
उप /सद्वुक्त पंजीयन अधिकारी

पेशकर्ता	निकुंज कुमार ए.एस. 	
दावेदार	Santur Spaces Pvt.Ltd. मार्पत 	
गवाह	धर्मपाल नम्बरदार 	
गवाह	सन्दीप 	

NOW THEREFORE, THIS ADDENDUM WITNESSETH AS UNDER:

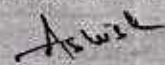
1. That with execution of this Supplementary Collaboration Agreement, the Parties have decided to develop the Project Land as the New Project, i.e. under the Deen Dayal Jana Awas Yojana affordable residential plotted housing policy – 2016 for low & medium potential towns in the state of Haryana instead of the Project i.e. as an affordable group housing complex under Affordable Housing Policy, 2013 of the Government of Haryana as was decided under the Collaboration Agreement dated 14.07.2014.
2. The Parties agree that any reference to the term Project and/or group housing complex and/or Affordable Housing Policy, 2013 under the Collaboration Agreement shall stand deleted for all purposes and shall be replaced and be read and understood as New Project or Deen Dayal Jana Awas Yojana affordable plotted housing policy – 2016 for low & medium potential towns in the state of Haryana.
3. That Santur Spaces Pvt. Ltd. shall be responsible for compliance of all terms and conditions of 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 DTCP, Haryana, whichever is earlier.
4. The agreement dated 14.07.2014 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.
5. The said agreement will be irrevocable and no modification/ alteration etc in terms and condition can be undertaken, except after obtaining prior permissions of DGTCP Haryana.
6. That all terms and conditions of the Collaboration Agreement, except to the extent as modified by this Supplementary Collaboration Agreement, shall remain the same as originally agreed and continue to be in full force and effect.
7. The Parties agree that this Supplementary Collaboration Agreement shall for all purposes be deemed to be forming part of the Collaboration Agreement between the Parties. If any of the terms or conditions contained in this Supplementary Collaboration Agreement contradict or conflict with any of the terms or conditions of the Collaboration Agreement, it is expressly understood and agreed that the terms of this Supplementary Collaboration Agreement shall take precedence and supersede the Collaboration Agreement.

For Kind Building Solutions Pvt. Ltd.


Director

3

For SANTUR SPACES PVT. LTD.


Authorised Signatory

Reg. No. Reg. Year Book No.

2,713

2017-2018

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,713 आज दिनांक 16/06/2017 को बही न: 1 जिल्द न: 566 के पृष्ठ न: 191 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 12,985 के पृष्ठ सख्या 1 से 4 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 16/06/2017



उप/संयुक्त पंजीयन अधिकारी
करनाल



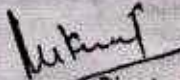
FOR SARTUR SPACES PAT LTD

FOR SARTUR SPACES PAT LTD

IN WITNESS WHEREOF the Parties hereto have signed this Addendum on the day, month and year first above written at Karnal.

Signed & Delivered by the within named Owner
M/s Kind Building Solutions Private Limited

For Kind Building Solutions Pvt. Ltd.


Director

Signed & Delivered by the within named Developer
Santur Spaces Private Limited

For SANTUR SPACES PVT. LTD.


Authorized Signatory

WITNESSES:


1. Sandeep Kaushik
565 New Prem nagar
Karnal.


2. Raghav
943, NHBC, Karnal






Dated 20/05/2025
JAGDISH KUMAR
Advocate
All Courts RAJINDRA

DDO Code: 2305		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 26-06-2017 (Cash)				Date: 16 Jun 2017 20:10:11	
20-06-2017 (Chq./DD)				GRN No.: 0027988163	
Office Name: 2305-tehsildar					
Treasury: Karnal					
Period: (2017-18) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		3			
PD AcNo 0					
Deduction Amount: ₹ 0					
Total/Net Amount: ₹ 3					
₹ Three only					
Tenderer's Detail					
GPF/PRANTIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: santur spaces pvt ltd					
Address: Karnal - 132103					
Particulars: Registration no 2713					
Cheque-DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 6220366570					
Payment Date: 16/06/2017					
Bank: Punjab National Bank Aggregator					
Status: Success					

DDO Code: 2305		E - CHALLAN Government of Haryana		AG/ Dept Copy	
Valid Upto: 26-06-2017 (Cash)				Date: 16 Jun 2017 20:10:11	
20-06-2017 (Chq./DD)				GRN No.: 0027988163	
Office Name: 2305-tehsildar					
Treasury: Karnal					
Period: (2017-18) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		3			
PD AcNo 0					
Deduction Amount: ₹ 0					
Total/Net Amount: ₹ 3					
₹ Three only					
Tenderer's Detail					
GPF/PRANTIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: santur spaces pvt ltd					
Address: Karnal - 132103					
Particulars: Registration no 2713					
Cheque-DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: 6220366570					
Payment Date: 16/06/2017					
Bank: Punjab National Bank Aggregator					
Status: Success					