

Indian Notary Public Stamp
Haryana Government

Certificate No. G0Y2022B2629

EPN No. 87616997

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Name : Anant Raj Limited

Floor : H65

City/Village : New delhi

Phone : 99*****80

Sector/Ward : Connaught circus

District : New delhi

State : Haryana

GOVT. OF HARYANA

COLLABORATION AGREEMENT to be submitted at Concerned office

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

ADDENDUM TO COLLABORATION/DEVELOPMENT AGREEMENT

This addendum to Supplementary Collaboration Agreement / Development Agreement ("hereinafter referred to as the "Agreement") is made at Gurugram on this 25th day of February, 2022 (hereinafter referred to as the "Effective Date")

BY AND BETWEEN

M/s Four Construction Pvt. Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Ravinder Kumar duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 12th November, 2021 (hereinafter referred to as the "Company No 1" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the FIRST PART.

Four Construction Private Limited For Saraj Developers & Promoters P.M. Ltd

For EXCELLENT INFRAMART PVT LTD.

Ravinder
Authorized Signatory

Ravinder
AUTH. SIGNATORY

Ravinder
AUTH. SIGNATORY



AND

M/s Sarta Developers and Promoters Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Mr. Ravinder Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 11th November, 2021 (hereinafter referred to as the "Company No 2" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the SECOND PART.

AND

M/s Excellent Inframart Pvt. Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Mr. Ravinder Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 12th November, 2021 (hereinafter referred to as the "Company No 3" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the THIRD PART.

AND

M/s North South Properties Pvt. Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Mr. Ravinder Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 10th November, 2021 (hereinafter referred to as the "Company No 4" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the FOURTH PART.

AND

M/s Rose Reality Pvt. Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Mr. Ravinder Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 10th November, 2021 (hereinafter referred to as the "Company No 5" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the FIFTH PART.

AND

Four Co. [Signature] Pvt. Ltd. For Sarta Developers & Promoters Pvt. Ltd.

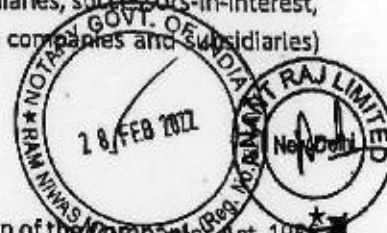
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Authorized Signatory

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Authorized Signatory

For EXCELLENT INFRAMART PVT. LTD

[Signature]
AUTH. SIGNATORY

For Sarta Developers & Promoters Pvt. Ltd. [Signature]
Authorized Signatory



M/s Sovereign Buildwell Pvt. Ltd, a company registered under the provision of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Mr. Ravinder Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 10th November, 2021 (hereinafter referred to as the "Company No 6" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the SIXTH PART.

The Company No. 1 to No.6 shall hereinafter collectively be referred to as the "Owners" and Individually referred to as the "Party"

AND

M/s Anant Raj Limited (formerly known as Anant Raj Industries Limited), a company registered under the provisions of the Companies Act, 1956, having its office at H-65, Connaught Circus, New Delhi-110001, represented through its authorized signatory Mr. Akhil Kumar, duly authorized to sign and execute this agreement on behalf of the company vide board resolution dated 12th November, 2021 (hereinafter referred to as the "Developer/s" which expressions may be used interchangeably and unless repugnant to the context or meaning thereof, shall mean and include its subsidiaries, successors-in-interest, legal representatives, administrators, nominees, assigns, associate companies and subsidiaries) of the SEVENTH PART.

The owners and the developer shall hereinafter collectively be referred to as the "Parties" and Individually referred to as the "Party".

WHEREAS Parties have signed a Collaboration/ Development Agreement dated 01st October 2010 and executed a supplementary Collaboration Agreement/ Development Agreement dated 19th June, 2013 duly registered with Sub-registrar, Sohna vide vaska no. 1334 dated 19th June, 2013 for development of 26.075 Acres of land as Group Housing Colony on terms agreed in the said agreement;

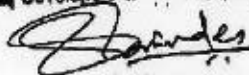
WHEREAS parties have obtain license to develop a group housing project vide license no 54/2013 over 26.075 Acres of land as per Schedule of land annexed with the license ("Said Land" the revenue estate of Village Ullahwas, Sector-63A of GMUC, District Gurugram, Haryana;

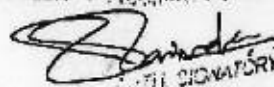
WHEREAS license has been cancelled by Hon'ble Supreme Court vide its order dated 27-10-2021 and consequently, both parties have intended to apply for license under current/ prevalent policies which includes Residential Colony under Deen Dayal Jan Awas Yagna, Group Housing, Commercial, Shop cum office complex, Plotted Residential Development under other Policies or any other applicable Policies, Guidelines under which both parties deem fit.

WHEREAS the Developer in order to obtain fresh licenses under various schemes which include license under Deen Dayal Jan Awas Yagna, Group Housing, Commercial Complex or Shop cum office complex consequent to cancellation of Group Housing license by Hon'ble Supreme court,

our Construction Private Limited For Seta Developers & Properties Pvt. Ltd. For EXCELLENT INVESTMENT PVT. LTD.


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requested owners to execute an addendum to said Development / Collaboration Agreement including supplementary agreements thereof.

AND WHEREAS the parties have agreed out of their free will and without any undue influence of each other to enter into this addendum of registered agreement registered vide vaski no. 1334 dated 19th June, 2013 and record into writing their understanding in terms hereof to apply and obtain the license under Deen Dayal Jan Awas Yagna or Group Housing or any scheme/ Policy of DGTCP, Haryana.

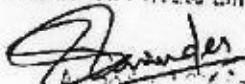
Now this Addendum to agreement witnesseth as under:

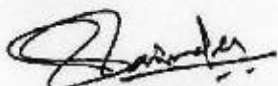
- 1) That the Developer shall take all steps and do all acts deeds and things, in a lawful manner, shall apply for license for the SAID LAND along with other land owned by it or its associates under the applicable provisions of GMUC 2031 which includes Residential Colony under Deen Dayal Jan Awas Yagna, Group Housing Complex, Commercial Complex or Shop Cum office Complex (the "Project").
- 2) That Developer is authorized to take necessary steps and comply with license conditions which includes freezing of plots and surrender of lands for community sites to DGTCP, Government of Haryana in terms of DDJAY Policy if applied under such policy.
- 3) That both the parties agree & declare that the developer company i.e. Anant Raj Limited shall be responsible for compliance of all terms and conditions of license & provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- 4) The said 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 the Director General, Town & Country Planning, Haryana.
- 5) That Collaboration Agreement and supplementary agreement dated 19th June, 2013 is duly valid and no action has been taken by Owners to which effect the validity of the Agreement in any manner and all other terms and conditions of the said agreement remain unchanged and parties are bound by such terms and conditions.

IN WITNESS WHEREOF the Parties hereto have signed and executed this Agreement on the day, month and year first hereinabove mentioned.

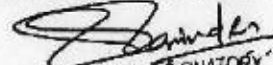
PARTIES:

Four Construction Private Limited For Sarda Developers & Promoters Pvt. Ltd. For EXCELLENT INFRA MART PVT. LTD.


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WITNESSES:


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For M/s. Rose Realty Pvt Ltd
For Rose Realty Pvt. Ltd.



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For M/s. Four Construction Pvt Ltd
Four Construction Private Limited


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For M/s. Sartaj Developers and Promoters Ltd.

For Sartaj Developers & Promoters Pvt. Ltd.


Authorized Signatory

For M/s. s Excellent Inframart Pvt Ltd
For EXCELLENT INFRAMART PVT. LTD.


Authorized Signatory

For M/s. North South Properties Pvt Ltd

For NORTH SOUTH PROPERTIES PVT. LTD.


Authorized Signatory

For M/s. Sovereign Buildwell Pvt Ltd


Authorized Signatory

For M/s. Anant Raj Limited


Authorized Signatory

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA



1. Detail of the land owned by Four Construction Pvt. Ltd, 1/2 share, Excellent
Inframart Pvt. Ltd, 1/2 share, Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Ullahwas	43	2/1	3-0
		9	7-8
		10	8-0
	44	6/1	4-0
		Total	22-8

2. Detail of the land owned by Sovereign Buildwell Pvt. Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Ullahwas	43	5/1	1-9
	42	12/1	4-16
		12/2/1	2-6
	38	19/2	6-0
		22	8-0
	43	2/2	5-0
		13/2	0-18
	42	18/1	1-9
		19/2	2-13
	38	22/1	1-4
		22/2/1	1-16
		18/2	2-19
		19/1	4-15
		12/2/2	0-6
		18/1 min.	4-14
		5/2	5-19
		4/2/3	3-8
		6/2	1-9
		7/1/1	3-3
	43	4/1	4-4
		4/2/1	0-2
		4/2/2	0-6
		7/1/2	0-7
		7/2	3-17
		8/1	1-6
		3	8-0
		8/2	6-1
		18/2	0-4
		23/1/1	6-14
	38	23/1/2	0-14
		23/2	0-12
		Total	94-11



our Construction Private Limited For Serial Developers & Promoters Pvt. Ltd.

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Authorized Signatory

For Sovereign Buildwell Pvt. Ltd

[Signature]
Authorized Signatory

For EXCELLENT INFRAMART PVT. LTD.



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AUTH. SIGNATORY

For Rose Realty Pvt. Ltd.

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Authorized Signatory

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Authorized Signatory

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3. Detail of the land owned by Sartaj Developers & Promoters Pvt. Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Ullahwas	38	11/2	2-10
		20	8-0
		21	8-0
		Total	18-10

4. Detail of the land owned by North South Properties Pvt. Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Ullahwas	43 39 42	6/1	5-7
		23/2	0-16
		1	8-0
		2	8-0
		3	8-0
		4/1	1-9
		10/1	4-0
		Total	35-12

5. Detail of the land owned by Rose Reality Pvt. Ltd. 446/648 share, Sovereign Buildwell Pvt. Ltd. 202/548 share, Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Ullahwas	42	7	6-13
		8	8-0
		9	7-14
		13/1	7-2
		14	2-19
		Total	32-8

6. Detail of the land owned by Excellent Inframart Pvt. Ltd., Distt. Gurgaon.

6. Detail of the land owned by		Killa No.	Area K-M
Village	Rect No.		
Ullahwas	38	12/2	0-15
		13/1	4-8
		Total	5-3
		G.Total	208-12 or 26.075 Ac



Four Construction Private Limited For Sartaj Developers & Promoters Pvt. Ltd.

Authorised Signatory

Authorised Signatory

For Sovereign Buildwell Pvt. Ltd.

Authorised Signatory

For EXCELLENT INFRAMART PVT. LTD.

AUTH. SIGNATORY

For ROSE REALTY PVT. LTD.

Authorised Signatory

For NORTH SOUTH PROPERTIES PVT. LTD.

Authorised Signatory

