

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 09/02/2024

Certificate No. G0I2024B3340



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 112763293



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Karma Lakelands Private limited

H.No/Floor : 5

Sector/Ward : -

LandMark : Green avenue vasant kunj

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98*****12



Buyer / Second Party Detail

Name : Sobha Limited

H.No/Floor : 136/p

Sector/Ward : 44

LandMark : Rider house 5th floor

City/Village: Gurgaon

District : Delhi

State : Delhi

Phone : 98*****12

Purpose : For execution of addendum agreement for the development agreement

**ADDENDUM TO DEVELOPMENT AGREEMENT DATED 25th JULY 2019 & ADDENDUM DATED
10th SEPTEMBER 2019**

This Agreement (the "**Agreement**") is made at Gurugram on this the 09th day of February, 2024;

BY AND AMONGST

KARMA LAKELANDS PRIVATE LIMITED (CIN: U74899DL1986PTC025670), a company incorporated under the Companies Act, 1956 and having its registered office at 5, Green Avenue, Vasant Kunj, New Delhi – 110070, acting through its Director; Mr. Ashwani Khurana, duly authorized *vide* its resolution dated 19.07.2019 hereinafter referred to as "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in interest, administrators and permitted assigns) of the **FIRST PART**;

AND

SOBHA LIMITED (CIN: L45201KA1995PLC018475), a limited company incorporated under the provisions of the Companies Act, 2013, having its registered office at Sarjapur- Marathahalli Outer Ring Road, Devarabisnahalli, Bellandur Post, Bangalore –560103 and regional office at 5th floor, Rider House, Plot No 136-P, Sector 44, Gurgaon-122003, acting through its authorised signatory; Ms. Tina Talwar, duly authorized *vide* its resolution dated 01.07.2021 (hereinafter referred to as the "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the successors in interest, administrators and permitted assigns) of the **SECOND PART**;



Ashwani Khurana



('Land Owner' and 'Developer' are hereinafter collectively referred to as the "**Parties**" and sometimes individually referred to as "**Party**").

WHEREAS:

- (A) The 'Land Owner' is the absolute owner of a contiguous land parcel admeasuring 31.28125 acres situated at Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana ("**Project Lands**").
- (B) The 'Land Owner' and 'Developer' had entered into a Development Agreement dated 25th July 2019 (hereinafter referred to as "**Development Agreement**"), registered at district – Manesar, Haryana on 29.07.2019 bearing registration no. 3123/2019-2020 and subsequent addendum agreement dated 10.09.2019 registered at district Manesar Haryana on 10.09.2019 bearing registration no 4463/2019-2020 with respect to development of a plotted residential colony on the Project Lands.
- (C) The aforesaid Parties have mutually agreed to add some of the covenants of the said Development Agreement and subsequent addendum, as contained in this Agreement.

NOW, THEREFORE, THIS ADDENDUM AGREEMENT TO THE DEVELOPMENT AGREEMENT DATED 25.07.2019 AND SUBSEQUENT ADDENDUM AGREEMENT DATED 10.09.2019 WITNESSETH AND THE PARTIES HERETO AGREE AS UNDER:

1. That it is hereby agreed between the parties that the Development Rights pertaining to the implementation and development process of commercial development of the project vests with the Landowners only. The commercial development shall be designed, developed and constructed by the Land Owner on exclusive basis. The Land Owner shall be solely responsible for development process with due compliance with the applicable laws being in force and also the terms and conditions that may be stipulated/imposed in the License issued by the DTCP.
2. That the Landowners shall be responsible for compliance of all applicable legislation and tax implication pertaining to the commercial development of the project. The Land Owner shall be solely liable for Construction Costs and all such incidental expenditure required for such Commercial Development, including but not limited for obtaining approvals, permissions, NOCs, sanctions, renewals, extensions, modifications etc., that may be required for such Commercial Development.
3. The express terms of this Agreement shall prevail over the said Development Agreement executed between the Parties, which shall be deemed to be modified to the limited extent



Shurani



expressed herein and in case of any conflict between the terms and conditions mentioned in the said Development Agreement dated 25.07.2019 and subsequent addendum agreement dated 10.09.2023 concerning the subject matter of commercial development, this Agreement shall prevail.

4. That this Agreement shall be integral part of the Development Agreement dated 25.07.2019 and subsequent addendum agreement dated 10.09.2019 and all the three documents shall be read as part and parcel of each and shall form part of single transaction.
5. That this Agreement is Irrevocable.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN PRESENCE OF THE FOLLOWING WITNESS.

LAND OWNER

KARMA LAKELANDS PRIVATE LIMITED,

acting through its authorised signatory/Director



Mr. Ashwani Khurana

duly authorized *vide* its resolution dated 19.07.2019.

DEVELOPER

SOBHA LIMITED

acting through its authorised signatory;






Ms. Tina Talwar,

duly authorized *vide* its resolution dated 01.07.2021

In Presence of: -

Witnesses:

1. 
Signature 
Name Rajendra Pal
S/o Sh. Chandra Mani Datt
Address: 105, Hews Apartments
Sector 15 - Part 2 Gurgaon.

2.
Signature 
Name NITISH KOHLI
S/o Late Sh. V.K. KOHLI
Address: 5th Floor, 136P, Sector-44
Gurgaon - 122023