

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date :26/09/2017

Certificate No. GFZ201711

GRN No. 30384738



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name: Alpha corp Development Pvt Ltd

H.No/Floor : Na

Sector/Ward : 42

Landmark : Golf view corporate towers

City/Village : Gurugram

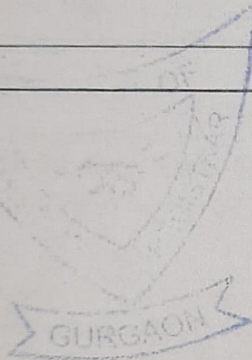
District : Gurugram

State : Haryana

Phone : 9312726193



Purpose : Supplementary Agreement to be submitted at Gurugram



7189

26/09/17

**SUPPLEMENTARY /ADDENDUM AGREEMENT**

STAMP DUTY	:	RS.101/-
STAMP NO.	:	GFZ201711
DATE	:	26.09.2017
MAUZA	:	Gurgaon Gaon

This **SUPPLEMENTARY AGREEMENT**("hereinafter referred to as the **"Supplementary Agreement"**) isto supplement the Joint Development Agreement registered on 12<sup>th</sup> APRIL, 2017, is made and executed at Gurgaon on this 26<sup>th</sup> day of September,2017

**BY AND BETWEEN**

**PAX PROPERTIES PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at E-139, Saket, New Delhi-110017, acting through its authorized representative Mr. Sanjeev Kumar Saini, authorized vide Board Resolution dated 25-09-2017, (hereinafter referred to as the **"Owner"**, which expression shall, unless it be repugnant to the context or meaning thereof mean and include its legal heirs, executors and administrators) of the **FIRST PART**;

**PAX PROPERTIES PVT. LTD.**

For Alpha Corp Development Pvt. Ltd.

Director

Authorised Signatory



प्रलेख नः 7189

दिनांक 26/09/2017

डीड संबंधी विवरण

डीड का नाम TARTIMA  
तहसील/सब-तहसील गुडगांवा  
गांव/शहर Gurgaon Gaon

धन संबंधी विवरण

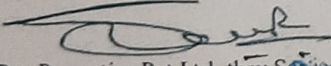
स्टाम्प ड्यूटी की राशि 101.00 रुपये  
रजिस्ट्रेशन फीस की राशि 100.00 रुपये  
पेस्टिंग शुल्क 2.00 रुपये

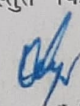
Drafted By: C P Bhateja Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 26/09/2017 दिन मंगलवार समय 11:49:00AM बजे श्री/श्रीमती/कुमारी Pax Properties Pvt.Ltd.  
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी E-1389 Saket New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

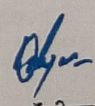
हस्ताक्षर प्रस्तुत किया For PAX PROPERTIES PVT. LTD.

  
श्री Pax Properties Pvt.Ltd. thru Saurabh Kumar Saini(DIRECTOR)

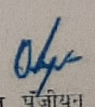
  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी thru Praveen Kumar दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने  
समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C P Batheja पुत्र/पुत्री/पत्नी श्री  
निवासी Adv Gurugram व श्री/श्रीमती/कुमारी C L Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Gurugram ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 26/09/2017

  
उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

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

  
उप / संयुक्त पंजीयन अधिकारी  
गुडगांवा



AND

ALPHA CORP DEVELOPMENT PRIVATE LIMITED (FORMERLY KNOWN AS ALPHA G:CORP DEVELOPMENT PRIVATE LIMITED), a company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at Upper Basement, Alpha Mall, MBM Farm, GT Road, Sultan Wind Sub Urban, Amritsar, Punjab, India, 143001 and its Corporate office at Golf View Corporate Towers, Golf Course Road, Sector-42, Gurgaon, through its Authorized Signatory, Mr. Praveen Kumar, vide Board Resolution dated 20/07/2017 (hereinafter referred to as the "Developer", which expression shall, unless it be repugnant to the context, or meaning thereof mean and include its successors and permitted assigns) of the SECOND PART.

The Owner and the Developer hereinafter shall, wherever the context so requires, collectively referred to as the "Parties" and individually as "Party".

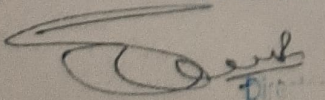
WHEREAS:

- (A) The Owner and the Developer have entered into a registered Joint Development Agreement dated 11<sup>th</sup> April, 2017 duly registered at the office of Sub-Registrar, Gurgaon as document Registration No. 491 dated 12<sup>th</sup> April, 2017 in Book No. 1, Vol. 13152 on Page-128 in respect of the Scheduled Property particularly described in Schedule 1 annexed to the Joint Development Agreement dated 11<sup>th</sup> APRIL, 2017, desiring for the development and construction of retail and commercial complex (s)/residential complexes, or for any other use as may be permitted under applicable Laws, on the Scheduled Property ("Project") The Scheduled Property is part of the total land admeasuring approximately 23,500 square yards (hereinafter referred to as the "Total Land").
- (B) That pursuant to the execution and registration of the Joint Development Agreement, the Parties have been issued Letter of Intent by Directorate of Town & Country Planning, Haryana, Chandigarh vide its office Memo No. LC-3155-PA (B)-2017/19080 Dated 04.08.2017 (hereinafter referred to as "LOI") for setting up Group Housing colony (Under Left Out Pocket Policy dated 14.06.2012) over an area measuring 2.3828 acres falling in the revenue estate of Village Gurugram, Sector-15, Part-II Tehsil & District Gurugram Manesar Urban Complex (being part of the Scheduled Property) to be developed by the Developer in collaboration with the Owner herein.
- (C) That as Condition No. 9 of the said LOI, the Parties herein are under obligation to execute this Supplementary Agreement to the registered Joint Development Agreement dated 12<sup>th</sup> April, 2017 incorporating two clauses in the said Joint Development Agreement. Therefore, in order to comply the aforesaid pre-condition of the LOI for obtaining license, the Parties herein have agreed to enter into and execute this Supplementary Agreement.

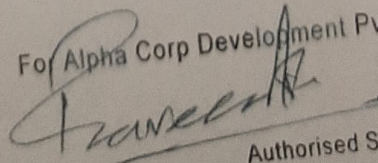
NOW THEREFORE THE PARTIES HAVE AGREED AS FOLLOWS

1. The Parties herein have discussed and agreed that below mentioned two clauses incorporated herein be read and treated as part and parcel of the main Joint Development Agreement dated 12<sup>th</sup> April, 2017-
  - i. That Alpha Corp Development Private Limited (i.e. the Developer herein) shall be responsible for compliance of all terms and conditions of license/provisions of

For Alpha Corp Development Pvt. Ltd.



For Alpha Corp Development Pvt. Ltd.



Authorised Signatory



Reg. No.

Reg. Year

Book No.

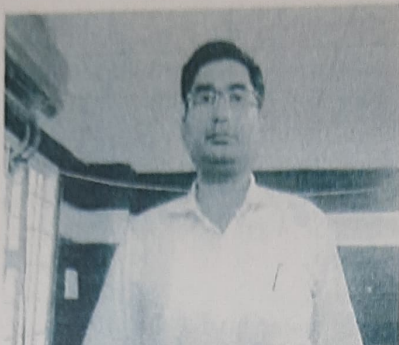
7,189

2017-2018

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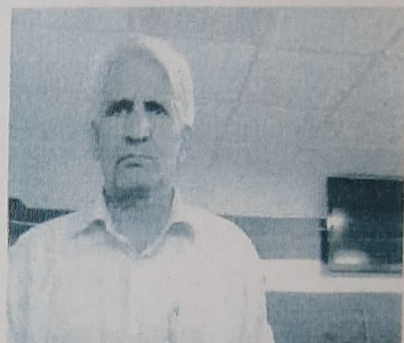
पेशकर्ता






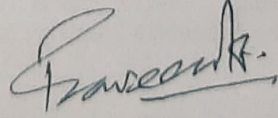

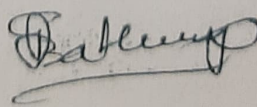

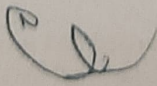
दावेदार



गवाह



उप / सयुक्त पंजीयन अधिकारी

पेशकर्ता	Sanjeev Kumar Saini		For FAX PROPERTIES PVT. LTD.  Director
दावेदार	thru Praveen Kumar		
गवाह	C P Batheja		
गवाह	C L Arora		



*Praveen*  
 Authorised Signatory

at the cost of Owner,

*Praveen*  
 Director

Act 8 of 1975 and Rules, 1976 till the grant of final completion certificate to the colony or relived of the responsibility by the DTCP, Haryana, whichever is earlier; and

- ii. That the said Agreement 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.
2. That rest of the terms and condition of the Joint Development Agreement dated 12<sup>th</sup> April, 2017, except as supplemented/incorporated hereinabove, shall remain same and binding upon the Parties.

IN WITNESS WHEREOF the parties hereto have hereunto and to a duplicate copy hereof set and subscribed their respective hands at the places and on the day, month and year mentioned under their respective signatures:

For PAX PROPERTIES PRIVATE LIMITED ALPHA CORP DEVELOPMENT PVT. LTD.

*Praveen*  
 Director

*Praveen*  
 Director

(Authorised Signatory/Director) (Authorised Signatory/Director)

WITNESSES:

1. Signature *C. P. Bakshi*  
 Name C. P. Bakshi  
 Address \_\_\_\_\_

Drafted by  
*Bakshi*  
 C. P. Bakshi

2. Signature *C.L. ARORA*  
 Name C.L. ARORA  
 Advocate  
 Distt. Courts, Gurgaon  
 Address \_\_\_\_\_



Reg. No.

7,189

Reg. Year

2017-2018

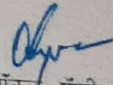
Book No.

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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7,189 आज दिनांक 26/09/2017 को बही न: 1 जिल्द न: 13,160 के पृष्ठ न: 192 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 5,189 के पृष्ठ सख्या 47 से 49 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 26/09/2017

  
उप/संयुक्त पंजीयन अधिकारी  
गुडगावा

