

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 13/09/2021

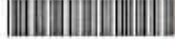
Certificate No. G0M20211343



Stamp Duty Paid : ₹ 1778000

(Rs. Only)

GRN No. 81976438



Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Smart Arena Hometown llp

H.No/Floor : B20/sf

Sector/Ward : X

LandMark : Maharani bagh

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 98\*\*\*\*\*42



## Buyer / Second Party Detail

Name : Peerage Buildwell Pvt Ltd

H.No/Floor : G25a

Sector/Ward : 3

LandMark : Ring road mall plot no 21

City/Village : Rohini

District : Delhi

State : Delhi

Phone : 98\*\*\*\*\*42

Purpose : Non Judicial Stamp for Collaboration Agreement

4181  
13/09/2021

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

## COLLABORATION AGREEMENT

Type of Deed	:	Collaboration Agreement
Tehsil & District	:	Harsuru, Gurugram
Land of Vilage Hayatpur	:	20 Kanal 12 Marla
Land of Village Badha	:	12 Kanal 18 Marla
<b>Total Land</b>	:	<b>33 Kanal 10 Marla (4.1875 Acre)</b>
Transaction	:	Rs.8,89,00,000/-
Stamp Duty	:	Rs.17,78,000/-
Stamp No./Date	:	G0M20211343/13.09.2021
Stamp GRN	:	81976438
Registration Fee	:	Rs.50,003/-
Registration Fee GRN	:	81976494

**THIS COLLABORATION AGREEMENT IS EXECUTED at Gurugram on 13<sup>th</sup> day of SEPTEMBER, 2021 BETWEEN**

**For Smart Arena Hometown LLP**

**Authorised Signatory**

**For PEERAGE BUILDWELL PRIVATE LIMITED**

**Authorised Signatory**

प्रलेख नं:4181

दिनांक:13-09-2021

डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील हरसरु

गांव/शहर हयातपुर

धन संबंधी विवरण

राशि 88900000 रुपये

स्टाम्प ड्यूटी की राशि 1778000 रुपये

स्टाम्प नं : GOM20211343

स्टाम्प की राशि 1778000 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:81976494

पेस्टिंग शुल्क 0 रुपये

Drafted By: DEEPAK ADV GGM

Service Charge:0

यह प्रलेख आज दिनांक 13-09-2021 दिन सोमवार समय 4:49:00 PM बजे श्री/श्रीमती /कुमारी

Ms SMART ARENA HOMETOWN LLP thru AASHISH GUPTA OTHER निवास MAHARANI BAGH DELHI द्वारा  
पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

Ms SMART ARENA HOMETOWN LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms PEERAGE BUILDWELL PVT LTD thru AMIT ANAND OTHER हाजिर हैं।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी DEEPAK पिता — निवासी ADV GGM व

श्री/श्रीमती /कुमारी ATUL KUMAR पिता BIRENDRA KUMAR VERMA

निवासी PILAMPURA DELHI ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

**M/S SMART ARENA HOMETOWN LLP (LLPIN: AAU-0516)**, a Limited Liability Partnership Firm having its Registered office at B-20, Second Floor, Maharani Bagh, Delhi - 110065 (herein after referred to as the "Land Owner" (which expression shall mean and include its legal representatives, administrators, successors and assigns) Land Owners" acting through its Authorised Signatory Mr. Aashish Gupta S/o Sh. Suresh Kumar Gupta (Aadhar No. 432004512260) duly authorized vide Resolution dated 06/09/2021, of the First Part.

**AND**

**M/S PEERAGE BUILDWELL PVT. LTD. (CIN: U70200DL2010PTC204260)**, a Company incorporated under the provisions of Companies Act, 1956 having its Registered office at G-25A, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi - 110085 acting through its Authorised Signatory Mr. Amit Anand S/o Sh. Vijay Kumar Anand (Aadhar No. 7094 5513 5962) duly authorized vide Resolution dated 11/09/2021 (herein after referred to as the "Developer" (which expression shall mean and include its legal representatives, administrators, successors and assigns) of the Second Part.

Whereas the Land Owner has represented that they are the absolute owners in possession of Land measuring 4.1875 Acres situated in the Revenue Estate of Village Hayatpur and Badha, District Gurugram, Haryana as per the following details:

S. No	Khewat-(Khata)	Rect No.	Killa No.	Kanal-Marla	Village
1	261/6-(269)	70	3/2/2	1-05	Hayatpur
2	261/6-(269)		4/2	7-02	
3	261/6-(269)		5	8-03	
4	261/6-(269)		6	4-02	
5.	474/1-(479)	10	12/1/2	4-05	Badha
6.	473/1-(478)		12/2/2	3-14	
7.	473/1-(478)	10	13/1/1	3-06	
8.	364/1-(369/2)		19/1/1	1-13	
			<b>Total</b>	<b>33 Kanal 10 Marla</b> <b>(i.e. 4.1875 Acres)</b>	

(Hereinafter referred to as 'said Land').

And Whereas the Land Owner has represented and declares that the abovesaid land is free from all encumbrances and nothing is due against the abovesaid land. It is further confirmed by the Land Owners that neither any agreement to sell Gift, Mortgage, Lien, Lease, Leave & License, Agreement to Lease or any other such agreement has been executed against the abovesaid land with any other party earlier to this agreement nor any case is lying pending in any court of law against the said land in any way whatsoever it may be..

And Whereas the Developer is a reputed real estate company and its promoters/ management holds sufficient expertise in the development of Colonies, Commercial (Showrooms/Retail/ Offices), Hotel etc. and has developed various projects in the Delhi and NCR regions.

And Whereas the Land Owners have approached the Developer with a purpose of Collaboration wherein the Developer shall develop and construct a Commercial Colony i.e. High Street Open Market (No Air-conditioned) under 3.5% Component of Net Planned Area of a Residential Sector Scheme with FAR 1.75 on the said land..

**For Smart Arena Hometown LLP**  
  
**Authorised Signatory**

2

**For PEERAGE BUILDWELL PRIVATE LIMITED**  
  
**Authorised Signatory**



Reg. No.

Reg. Year

Book No.

4181

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru AASHISH GUPTA OTHER Ms SMART ARENA HOMETOWN  
LLP

दावेदार :- thru AMIT ANAND OTHER Ms PEERAGE BUILDWELL PVT  
LTD

गवाह 1 :- DEEPAK

गवाह 2 :- ATUL KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4181 आज दिनांक 13-09-2021 को बही नं 1 जिल्द नं 35 के पृष्ठ नं 57.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 800 के पृष्ठ संख्या 41 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 13-09-2021



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

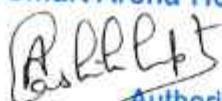
And Whereas. Developer has in good faith accepted the proposal of the Land Owner and both the parties to this agreement are now desirous of recording the stipulations, terms and conditions governing this agreement in writing as follows.

**NOW THIS DEED WITNESSETH HEREUNDER:**

1. That in Consideration of development and construction of the Commercial Colony the Land Owner shall be entitled to fully developed Commercial units to the extent of 50% of the total saleable covered area of FAR area on each floor of the Commercial Colony along with proportionate rights/interest in the said Land, open area, parking, terrace, roof and in all other areas which cannot be divided. The developer shall be entitled to retain balance 50% of total saleable covered area of FAR on each floor of the Commercial Colony along with proportionate rights/ interest in the said land including proportionate rights in the open area, parking, terrace, roof, service areas and in all other areas, which cannot be divided in the said Commercial Colony. The Developer may at its sole discretion apply for Green Building Certification in any Star Classification (e.g. GRIHA) and shall get the additional FAR in this regard, which shall be shared between the Land Owner and Developer in 50:50 Ratio.
2. That the Land Owners shall bear all statutory cost & duty including License Fees and License renewal fee, EDC including enhanced EDC, if any, IDC, IAC and all other charges payable to DTCP/ Other Statutory Authorities in relation development of the said Commercial Colony. It is also agreed that the bank guarantees, if any, required for payment of EDC and for carrying out Internal Development Works or any other obligation required by any authority, shall be furnished by the Land Owners to the DTCP/ Other Statutory Authorities. It is however agreed that the necessary construction expenses incurred in the development of the said Commercial Colony (except the Statutory duty & fees as referred herein above) and the efforts made in obtaining sanction, development and construction of the said Commercial Colony shall be borne/done by the developer(s).
3. That the developers shall develop the project in terms of agreed working plans and in accordance with the approvals and sanctions granted by the concerned authorities and further to fulfill all conditions of Licenses/ Permissions/ Approvals etc. The developer shall give the name of the project at its own discretion.
4. The Developer shall after obtaining the Occupancy Certificate in relation to the said Commercial Colony, demarcate and allot commercial units to the extent of 50% of the total covered saleable area of FAR area on each floor of the Commercial Colony to the Land Owners.
5. **Authorisations:**

That the Land Owners shall sign and execute General Power of Attorney and Special Power of Attorney (to be given separately in favour of the Developer), authorizing the developer or its representatives to do all acts, things and deeds necessary, taking all licences, permissions and sanctions for the proposed development by the developer and power to make all the applications before the Statutory, Government, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity and Water supply undertakings and other persons for grant of requisite exemptions and approvals. The Land Owner shall also authorize the Developer for Sale of 50% of Developer Share and further to execute allotment/ agreement / Conveyance Deed etc. towards allotment/ sale of the Developers Share.

For Smart Arena Hometown LLP



Authorised Signatory

3

For PEEHAGE BUILDWELL PRIVATE LIMITED



Authorised Signatory





**6. Non Refundable Deposit / Security**

That the Developer will pay to the Land Owner, non-refundable deposit/ security of Rs. 1,00,00,000/- (Rupees One Crore Only) at the time of signing of this Agreement after deduction of applicable TDS.

**7. Maintenance of the Commercial Colony:**

- (a) The Commercial Colony shall be maintained by the Developer or by any agency/ association appointed by the Developer and all the occupants of the said proposed Commercial Colony, including the occupants occupying the area under Land Owners allocation, shall be bound by the rules and regulations framed/ adopted by Developer and/or Agency appointed by Developer. All decision of the Developer with regard to maintenance shall be final and binding on the Land Owners and other occupants of the Commercial Colony.
- (b) The proposed Commercial Colony shall be named by the Developer in its sole discretion and would be sold/ marketed under the same name. The Developer shall have the sole discretion of placing signage/ logos/ building name etc. in the said Commercial Colony or in the complex at any place of its choice and the Land Owner have no say in this regard.

**8. The Time frame**

Subject to Clause 11 of this Agreement, the Developer has represented that the said Commercial Colony shall be constructed on the said Land shall be completed on or before the expiry of 48 Months from the date of receipt of the approved building plans from the office of Director, Town & Country Planning, Haryana or Registration under RERA, whichever is later.

**9. Possession of the land**

- (a) The Land Owner shall hand over the vacant and peaceful possession of the said Land to the Developer at the signing of this collaboration agreement.
- (b) The physical possession of the said Land once handed over to the Developer shall remain under the sole custody of the Developer. The Land owners shall not in any manner make any hindrance or interference towards development of the said Land by the Developers.

**10. Right to Market/ Sell**

- (a) The Developer shall at its own costs draft all the documentation(s) i.e. leaflets, brochures, advertisements, unit buyers agreement for the sale of Covered Area of FAR areas. The Land Owner hereby unconditionally accepts and agrees to execute/use the documentation drafted by the Developer, as stipulated above, for the sale of the areas under its allotment.
- (b) The Stamp duty, GST, Interest Free Maintenance Security (IFMS) on the Land Owners share shall be paid by the Land Owner.

For Smart Arena Hometown LLP 4  
  
Authorised Signatory

For PEERAGE BUILDWELL PRIVATE LIMITED  
  
Authorised Signatory





## 11. Force Majeure Conditions

If the performance of this agreement by either Party is prevented, in whole or in part, by causes beyond the control of such affected party which it could not avert in spite of best endeavour and due diligence, the causes being (i) Acts of God (ii) strike or lockout, (iii) riots, insurrection, war (undeclared or declared), embargos or blockages, (iv) floods, explosions, fire or earthquakes; (v) industrial disturbance; (vi) inevitable accidents; (vii) inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies; (viii) failure of transport and any other similar or dissimilar causes; (ix) change in Government policies / delays; (x) restraint from courts and/or due to any epidemic/ pandemic or due to any reason which is not in the control of the developer, the parties herein agreed to mutually agree for the reasonable extension of time towards development of the said land.

## 12. Undertaking of the Land Owner

The Land Owner has assure the Developer that all the stipulations, obligations, terms and conditions in this agreement would be faithfully and fully performed/ complied by the Land Owners. The Land Owner further undertakes:-

- (a) That from the date of the execution of this collaboration agreement, the Developer shall have absolute right, power and authority to deal with Land in any manner as may be necessary for the purpose of carrying on the development/ construction works and completion of a Commercial building thereon.
- (b) To agree and ensures the Developer that it shall execute a General Power of Attorney and Special power of attorney in favour of the developer simultaneously with the execution of this agreement authorizing the developer to perform all acts, deeds and things necessary In relation to the development and constructions of the said Commercial Colony.
- (c) To bear and pay all statutory cost & duty including License Fees and License renewal fee, EDC including enhanced EDC, if any, IDC, IAC and all other charges payable to DTCP in relation development of the said Commercial Colony and further to execute Bank Guarantees towards External Development Charges and Internal Development Works to be submitted with DTCP/ Other Statutory Authorities.
- (d) To bear and pay all taxes including Income Tax, wealth tax, property taxes, municipal taxes, levies, rates, charges, cesses fees as may be charges / levied by Government/ Semi-Government/ Local bodies in respect of the Land Owner's share.
- (e) Not to change Partners/ Partners Shareholding Pattern in the Firm/ LLP. till the receipt of the Completion Certificate in relation to the said Commercial Colony.
- (f) Not to do and or to cause to be done any act or omission or commission which may cause annoyance, inconvenience, hindrance, objection and/ or obstruction in smooth commencement, execution and completion and conveyance of the construction works on the land in terms of this Collaboration Agreement. It shall not do or' cause to be done damage to the reputation and goodwill of the Developer.

For Smart Arena Hometown LLP<sup>5</sup>

Authorised Signatory

For PEERAGE BUILDWELL PRIVATE LIMITED

Authorised Signatory



- (g) To abide by the laws of the land and any local enactments including Haryana Apartment Ownership Act, 1983, if made applicable to the said Commercial Colony being developed on the said land and any other law that shall become applicable.
- (h) To abide by the Building Plans, Design and Specifications of the construction works as has been decided herein in this agreement and shall not interfere or ask for any variation in the specifications or raise any dispute in respect thereof.
- (i) The Land Owner further undertakes that during the subsistence of the Agreement, they shall not sell, partition, gift, encumber or in any manner deal with the said land with any other party through any registered and/or unregistered document create any third party rights on the said land in any manner, whatsoever.
- (j) The Landowners shall not in any manner interfere or obstruct the Developer from raising such finance and shall readily execute all documents connected with said Loan/ Mortgage/ Pledge. The Landowner further agrees to deposit the title deeds of the said land with the Financial Institution / Banks and further to comply with all the conditions/ stipulations as laid by the Financial Institution/Banks.

### 13. Undertaking of the Developer

The Developer has assured the Land Owner that all the stipulations, obligations, terms and conditions in this agreement would be faithfully and fully performed/ complied with and Developer further undertakes to develop the said land through its own manpower/contractors and material and at its own costs carry out and complete the development/ construction works on the land in accordance with the sanctioned layout plans and building plans and complete the construction works and to get the occupancy certificate and/or completion certificate in this regard.

### 14. Miscellaneous

- (a) If any provision of this agreement or the application thereof to any person or circumstance shall be invalid or enforceable to any extent due to any change in law or otherwise, the remainder of this agreement and application of such provision to the persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this agreement shall be valid and enforceable provision of this agreement shall be replaced with a provision, which is valid and enforceable and most nearly reflected the original intent or unenforceable provision.
- (b) This Agreement shall not be construed or understood to be a partnership, agency, contracting/ sub-contracting or any other legal relationship between the Land Owner's and Developer save and except what is specifically provided under the terms of this Agreement.
- (c) The Land Owner and Developer shall bear their share of Income Tax, GST and other applicable tax as applicable under this Agreement.
- (d) This agreement is irrevocable.

For Smart Arena Hometown LLP

Authorised Signatory

6

For PEERAGE BUILDWELL PRIVATE LIMITED

Authorised Signatory





**15. Registration & Additional Clearances**

- (a) In the event of this agreement becoming compulsory registerable then both the parties to this agreement shall take all the required reasonable steps to get the same registered and all the expenses, whatsoever, to be incurred with regard to the Registration shall be borne by the Land Owners and developer in equal share.
- (b) The land Owners have represented and assured that all the charges relating to the ownership, such as land revenues, taxes etc have been paid till the date of this agreement. The Land Owner further agrees to pay for such charges till the date of handing over of the possession of the Land to the Developer.. Arrears, if any, demanded by the Authorities, Covering the period prior to the handing over of the possession of the Land to the Developer shall also be borne and paid by the Land Owner.

**16. Termination**

That this Collaboration agreement is irrevocable and cannot be terminated under any circumstances except with the mutual consent of the parties concerned. It is therefore agreed and represented by the Land Owners and developers that the Land Owners and developers shall under no circumstances, be discharged from performing and completing their respective obligations under this Collaboration Agreement.

**17. Arbitration**

- a) Disputes, if any, that may arise between the parties with respect to this agreement, or interpretation of terms, or its performance or execution shall be settled by reference to arbitration to be mutually appointed by the Developer and Land Owner under the provisions of Arbitration and Conciliation Act of 1996. The venue of the arbitration shall be in Delhi and the language of Arbitration shall be in English. The Land Owner and Developer shall bear the cost of Arbitration equally.
- b) The Parties hereby agrees that even in the event of Arbitration Proceedings, the construction work & development of the project shall not be stopped in any case and the right of the Developer shall continue to be vest in the Second Party and the Second Party shall not be dispossessed from the site till the completion of the project under any circumstances.

**18. Complete Understanding**

That this Agreement constitutes the entire understanding between the parties hereto with respect to the matters dealt herein and supersedes any previous understanding, agreement or arrangement between the parties in relation to such matters.

**19. Copies of the Agreement**

Two copies of this Agreement have been executed in original and both the Land Owners and the Developer shall retain one copy each.

For Smart Arena Hometown LLP  
  
Authorised Signatory


7

For PEERAGE BUILDWELL PRIVATE LIMITED  
  
Authorised Signatory







IN WITNESS WHEREOF THE PARTIES TO THIS DEED HAVE JOINED THIS DEED ON THE DATE, MONTH AND YEAR AS MENTIONED HEREIN IN THIS AGREEMENT.


  
Drafter By:-  
**Deepak Kumar**  
Advocate  
Distt. Court, Gurugram  
13/09/2021

WITNESS:

1.   
**Deepak Kumar**  
Advocate  
Distt. Court, Gurugram

For & on behalf of  
Smart Arena Hometown LLP  
For Smart Arena Hometown LLP  
  
(Aashish Gupta)  
LAND OWNER  
Authorised Signatory

2.   
Atul Kumar Verma son of  
Sh. Birendra Kumar Verma R/o  
G-114GF, Shubh Enclave, Parwana Road  
Pitampura Delhi.

For & on behalf of  
Peerage Buildwell Pvt Ltd.  
For PEERAGE BUILDWELL PRIVATE LIMITED  
(Amit Anand)  
DEVELOPER  
  
Authorised Signatory



Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 12/08/2024

Certificate No. G0L2024H1542



Stamp Duty Paid : ₹ 101

GRN No. 120004488



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Smart Arena Hometown Ilp

H.No/Floor : B20

Sector/Ward :

LandMark : Maharani bagh

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 74\*\*\*\*\*47

**Buyer / Second Party Detail**

Name : Peerage Buildwell Pvt Ltd

H.No/Floor : 204

Sector/Ward : 0

LandMark : Time tower m g road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 74\*\*\*\*\*47

Purpose : ADDENDUM AGREEMENT

6581  
13/08/2024.The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://egrashry.nic.in>**ADDENDUM AGREEMENT TO COLLABORATION AGREEMENT DATED SEPTEMBER 13,**

2021

HARSURU

Type of Deed	:	Addendum to Collaboration Agreement
Tehsil & District	:	Harsuru, Gurugram
Land of Village Hayatpur	:	20 Kanal 12 Marla
Land of Village Badha	:	12 Kanal 18 Marla
<b>Total Land</b>	:	<b>33 Kanal 10 Marla (4.1875 Acre)</b>
Stamp Duty	:	Rs. 101/-
Stamp No./Date	:	G0L2024H1542 / 12 <sup>th</sup> August 2024
Stamp GRN	:	120004488
Registration Fee	:	RS. 103/-
Registration Fee GRN	:	120119468

This Addendum Agreement to Collaboration Agreement (as defined below) executed at Gurugram on this 13<sup>th</sup> day of August 2024 ("Addendum Agreement").

**By and Between**

M/s SMART ARENA HOMETOWN LLP (LPIN - AAU-0516) incorporated under the provisions of the LLP Act, 2008, having its registered office situated at B-20 Second Floor, Maharani Bagh, Delhi- 110065, (PAN-AAFCP5647Q), acting through its Partner/ Authorised Signatory Mr. Naveen Kurele (Aadhar No. 8427 2874 3658) S/o Shri Om Prakash Kurele, who is duly authorized vide resolution dated 10<sup>th</sup> August 2024 for the purpose of executing and delivering this Agreement, hereinafter referred to as the "Land Owner/First Party".

For Peerage Buildwell Pvt Ltd

  
Authorised Signatory  
Authorised Signatory



प्रलेख न:6581

दिनांक:13-08-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA  
तहसील/सब-तहसील हरसरु  
गांव/शहर हुड्डा के सैक्टर

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये  
स्टाम्प नं : G0L2024H1542 स्टाम्प की राशि 101 रुपये  
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:120119468 पेस्टिंग शुल्क 3 रुपये

Drafted By: MANISH KUMAR SAINI ADV

Service Charge:200

यह प्रलेख आज दिनांक 13-08-2024 दिन मंगलवार समय 5:15:00 PM बजे श्री/श्रीमती /कुमारी

MS SMART ARENA HOMETOWN LLP thru NAVEEN KURELEOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)



हस्ताक्षर प्रस्तुतकर्ता

MS SMART ARENA HOMETOWN LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS PEERAGE BUILDWELL PVT LTD thru VIRENDER GUPTAOTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR पिता . निवासी ADV GGM व श्री/श्रीमती /कुमारी AMIT ANAND पिता VIJAY KUMAR ANAND निवासी NEW DELHI ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

AND

M/s **PEERAGE BUILDWELL PRIVATE LIMITED (CIN No. U70200DL2010PTC204260)**, company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office situated at 801, Ring Road Mall, Plot No. 21 Mangalam Place, Sector-3, Rohini, Delhi - 110085 and its Corporate office at 204, 2nd Floor, Time Tower, M.G. Road, Gurugram - 122001, Haryana (PAN-AAFCP5647Q), represented by its authorized signatory Mr. Virender Gupta (Aadhar No. 2769 0390 9939) S/o Shri Jai Kishan Gupta duly authorized vide board resolution dated 5<sup>th</sup> July 2024 hereinafter referred to as the **"Developer/Second Party"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns).

The Developer & the Landowner are hereinafter individually referred to as the Party and collectively referred to as the "Parties"

And Whereas the First Party i.e. Land Owners and Second Party i.e. Developer have executed a collaboration agreement duly registered with the Sub Registrar vide Reg. No. 4181 dated 13.09.2021 (**"Collaboration Agreement"**) for the development of commercial project i.e. **"VISTA AVENUE"** over an area admeasuring 33 Kanal 10 Marla i.e. 4.1875 acres (herein after referred to the Scheduled Land) falling in the revenue estate of Village-Badha & Hayatpur, Sector-89, Gurugram, Haryana, wherein it was agreed that the Developer i.e. the Second Party herein shall develop and construct a Commercial Colony i.e. High Street Open Market (Not Centrally Air-conditioned) under 3.5% Component of Net Planned Area of a Residential Sector Scheme with FAR 1.75 on the said Land. The Total FAR of the Commercial Colony is **28062.375 Sqmt.** Approx. and Total Covered Area of the Saleable Units are **22172.707 Sq. Mtrs.**

And Whereas in the said Collaboration Agreement, it was agreed between the Land Owner i.e. the First Party herein and the Developer i.e. the Second Party herein that in consideration of development and construction of the Commercial Colony, the Land Owner shall be entitled to fully developed Commercial Units to the extent of 50% of the Total Saleable Carpet Area/Covered area of FAR area on each floor of the Commercial Colony alongwith proportionate right/ interest in the said Land/ Open Area, parking, terrace, roof and in all other areas which cannot be divided and the Developer shall be entitled to retain balance 50% of the Total Saleable Carpet Area/Covered Area of FAR on each floor of the Commercial Colony alongwith proportionate right/ interest in the said Land/ Open Area, parking, terrace, roof and in all other areas which cannot be divided in the said Commercial Colony.

And Whereas thereafter the Second Party has made application with DTCP for grant of License over the above mentioned Scheduled Land and the DTCP was pleased to grant License bearing No. 47 of 2022 over the land admeasuring 31 Kanal 14 Marla Salam comprises in Rectangle No. 10, Field No. 12/1/2 (4-5), 12/2/2 (3-14), 13/1/1 (3-6), 19/1/1 (1-13) and Rectangle No. 70 Field No. 3/2/2 (1-5), 4/2 (7-2), 5 min (6-7), 6(4-2) all situated within the revenue estate of village Badha & Hayatpur, Tehsil Manesar & Harsaru, District Gurugram Haryana i.e. 3.96125 Acres (16035.66 Sq. Mtrs. Approx.) (hereinafter called the said Land) vide approval dated 18-04-2022 bearing License No. 47 of 2022 vide Endst No. LC-4611/Asstt.(MS)/2022/10772 dated 20-04-2022; and subsequently the DTCP Haryana had proceeded to sanction the building plans for the development of a commercial colony over the aforesaid land vide Memo No. ZP-1805/PA(DK)/2023/31351 dated 20/09/2023.

AND WHEREAS The balance land of 910.5513 sq mtrs (i.e Land under collaboration agreement less the land for which License has been granted by the DTCP) shall remain in the ownership of Smart Arena HomeTown LLP.

AND WHEREAS since the building plans of the Commercial Colony are sanctioned by the competent authorities, both parties are desirous of recording their agreed understanding on the allocation of units comprised in the Commercial Colony as per the Collaboration agreement by executing this Addendum Agreement.

**For Smart Arena Hometown LLP**



**Authorised Signatory**

**For Peerage Buildwell Pvt Ltd**



**Authorised Signatory**



Reg. No.

Reg. Year

Book No.

6581

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVEEN KURELEOTHER MS SMART ARENA HOMETOWN

LLP

दावेदार :- thru VIRENDER GUPTAOTHERMS PEERAGE BUILDWELL PVT

LTD

गवाह 1 :- SHIV KUMAR

गवाह 2 :- AMIT ANAND

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6581 आज दिनांक 13-08-2024 को बही नं 1 जिल्द नं 84 के पृष्ठ नं 175.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1881 के पृष्ठ संख्या 15 से 17 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 13-08-2024



उप/संयुक्त पंजीयन अधिकारी हरसरु

NOW THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND COVENANTS, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND AGREED TO BY THE PARTIES, THE PARTIES EXECUTE THIS ADDENDUM AGREEMENT AS FOLLOWS:

1. That the First Party and the Second Party shall be entitled to own & possess the areas as per summary given below:

S.No	Floor	Developer Area			Land Owner Area		
		Carpet Area (in Sq.Ft) Approx	Covered Area (in Sq.Ft.) Approx	Terrace Area (in Sq.Ft) Approx	Carpet Area (in Sq.Ft) Approx	Covered Area (in Sq. Ft.) Approx	Terrace Area (in Sq.Ft) Approx
1.	Lower Ground Floor	24764	26219	-	25321	26886	-
2.	Upper Ground Floor	24226	25766	-	25093	26779	-
3.	First Floor	22156	23525	-	22470	23870	-
4.	Second Floor	7166	7457	14692	7344	7668	15797
5.	Audi	6101	6545	-	6098	6582	-
	<b>Total</b>	<b>84413</b>	<b>89512</b>	<b>14692</b>	<b>86326</b>	<b>91785</b>	<b>15797</b>

**Area of Units Shared by both the Parties**

To be shared in the ratio of 50: 50			
S.No	Floor	Carpet Area (in Sq.Ft)	Covered Area (in Sq. Ft.)
1.		55190	57363

2. That the First Party & Second Party shall be entitled to own and possess the following Units in the proposed Project i.e "VISTA AVENUE" situated Village-Badha & Hayatpur, Sector-89, Gurugram, Haryana along with the proportionate undivided, indivisible and impartible rights and interest in the Scheduled Land and other common facilities, areas and services and amenities provided therein. The Details of the units are as under:-

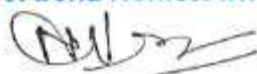
**The Unit Details of Developer: As Per Annexure Attached along with plans**

S.No	Unit No.	Floor	Carpet Area (in Sq.Ft)	Covered Area (in Sq. Ft.)	Type of unit
<b>Unit details of Developer attached as Annexure-1</b>					

**The Units Details of Land Owner: As Per Annexure Attached along with plans**

S.No	Unit No.	Floor	Carpet Area (in Sq.Ft)	Covered Area (in Sq. Ft.)	Type of unit
<b>Unit details of Land Owner attached as Annexure-2</b>					

For Smart Arena Hometown LLP



Authorised Signatory

For Peerage Buildwell Pvt Ltd



Authorised Signatory



**The Units Details of Developer and Land Owner i.e. Common Units in 50 : 50 ratio due to its non-divisible nature: As Per Annexure Attached along with plans.**

S.No	Unit No.	Floor	Carpet Area (in Sq.Ft)	Covered Area (in Sq. Ft.)	Type of unit
<b>Unit details of Developer and Land Owner attached as Annexure-3</b>					

3. The stamp duty, if any, payable for this Addendum Agreement shall be borne by the First Party and Second Party in equal Share.
4. The Land Owner and Developer hereto have entered into this Addendum Agreement purely on the terms of Collaboration Agreement and under no circumstance this Addendum Agreement shall be treated as partnership by and between the parties.
5. As and from the date of getting Occupancy Certificate in relation to the said Commercial Colony, the Developer and/or its transferees and the Land Owner and/or his/her/their transferees shall be liable to bear their respective Property Tax, GST and other taxes, charged by the Govt. or Semi Govt. or local authority concern and shall enter into Maintenance Agreement with the Maintenance Agency, as appointed by the Developer and shall promptly and regularly pay the maintenance and other charges in respects of the Units falling in their respective share.
6. The Developer hereby agrees to deliver possession to the Land Owner of the Units as per Land Owner's allocation in the proposed Project i.e. "Vista Avenue" after receiving the Occupancy Certificate for the same.
7. The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to transfer, sell, convey, lease and/or assign the Units under the Developer's Allocation in the proposed Project to any prospective buyer/s before, after or in course of the construction work of the said Project / Commercial Colony, and receive the proceeds therefrom in its own name, at such consideration and on such terms and conditions as the Developer shall think fit and proper.
8. It is further agreed that in case the Land Owner wish to transfer, sell, convey, lease and/or assign the Units under the Land Owner's Allocation in the proposed Project to any prospective buyer/s before, or in course of the construction work of the said Project / Commercial Colony, in that case, Landowner shall authorize the Developer, in writing, to sell/transfer such unit to any prospective buyer at such consideration and on such terms and conditions as the Land Owner and Developer shall think fit and proper. If the Developer is able to sell the Unit(s) under Land Owners Allocation in the said Project / Commercial Colony to any prospective buyer(s), the Developer shall be entitled to receive the proceeds in its own name (in the Bank Account as per RERA norms) and shall transfer the proceeds to the Land Owner as per RERA Rules after deduction of applicable GST. For avoidance of doubt, it is agreed that after receipt of the Occupancy Certificate for the Project, the Land Owner can himself transfer, sell, convey, lease and/or assign the balance Units (which remain unsold upto the date of Occupancy Certificate) under the Land Owner Allocation in the proposed Project to any prospective buyer/s.
9. The Land Owner shall punctually pay, for their respective allotment, GST to the developer as levied by Government as & when demanded by developer. The Land Owner and Developer shall punctually and regularly pay, for their respective allocation, the said rates and taxes (including , Income Tax and other taxes, if any) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities for which the parties shall keep each other indemnified at all times.

**For Smart Arena Hometown LLP**

  
**Authorized Signatory**

**For Passage Buildwell Pvt Ltd**

  
**Authorized Signatory**



10. The Land Owner's Units as per allocation after possession in the proposed Project shall be subject to the same restriction and use as it is applicable to the developer's Units as per allocation after possession in the Project which are follows: -

- a. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b. Both parties shall abide by the terms of Collaboration Agreement and all other applicable laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.
- c. That the parties or their transferees shall permit the Maintenance Agency of the said Commercial Colony/ building with or without workmen at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

11. That no modifications or amendments in this Addendum Agreement and no waiver of any of the terms or conditions hereof, shall be valid or binding unless made in writing with mutual consent and duly executed by both the parties.
12. That the Land Owner & Developer will abide all the terms and conditions mentioned under the Collaboration Agreement vide Reg. No 4181 dated 13.09.2021. This Addendum Agreement should be read with Collaboration Agreement and acts as supplement to the Collaboration Agreement. Except to the extent as supplemented or modified by this Addendum Agreement, all other terms and conditions of the Collaboration Agreement along with any schedules and annexures thereto shall continue to apply to and bind the parties and together with this Addendum Agreement they shall constitute the entire understanding between the parties relating to the subject matter hereof. In case of any inconsistency between this Addendum Agreement and the Collaboration Agreement, this Addendum Agreement will prevail.
13. That in the event of this Addendum Agreement becoming compulsory registerable then both the parties to this Addendum Agreement shall take the required necessary steps to get the same registered and all the expenses whatsoever, to be incurred with regard to the registration shall be borne by Land Owners and Developer in equal share.
14. That this Addendum Agreement is irrevocable and cannot be terminated under any circumstances except with the mutual consent of the parties concerned. It is therefore agreed and represented by the Land Owner and Developers that the Land Owner and Developers shall under no circumstances, be discharged from performing and completing their respective obligations under this Addendum Agreement.
15. In case of any dispute or any difference amongst the Parties arising out of or in relation to this Addendum Agreement including dispute or difference in relation to interpretation or any of the provision of this Addendum Agreement, shall be settled by reference to arbitration to be mutually appointed by the First Party and Second Party under the Provisions of Arbitration and Conciliation Act of 1996. The Venue of the arbitration shall be in Delhi or Gurugram and the language of Arbitration shall be in English. The Parties shall bear their respective cost of Arbitration.

**For Smart Arena Hometown LLP**



**Authorised Signatory**

**For Peerage Buildwell Pvt Ltd**



**Authorised Signatory**

16. Two copies of this Addendum Agreement have been executed in original and both the Land Owner and the Developer shall retain one copy each.

17. The contents of this Addendum Agreement, have been read over by the parties and the same are true and correct. Both the parties have fully understood the contents of the present Addendum Agreement and entered into the same out of their own free will, without any undue influence/ coercion of any kind.

IN WITNESS WHEREOF THE PARTIES TO THIS ADDENDUM AGREEMENT HAVE JOINED THIS AGREEMENT ON THE DATE, MONTH AND YEAR AS MENTIONED HEREIN IN THIS AGREEMENT.

WITNESSES:

1.

  
Shiv Kumar Singh  
Advocate  
Distt. Court, Gurugram


Drafted by  
  
Manish Kumar Saini  
Advocate  
Distt. Courts, Gurugram

For & on behalf of  
Smart Arena Homecoming LLP  
For Smart Arena Homecoming LLP

  
Authorised Signatory

( )  
Land Owner/First Party

2.

  
Mr. Amit Anand S/o  
Kijay Kumar Anand  
H/o:- 20/26, GF old Rajinder  
Nagar New Delhi

For & on behalf of  
Peerage Buildwell Pvt. Ltd.

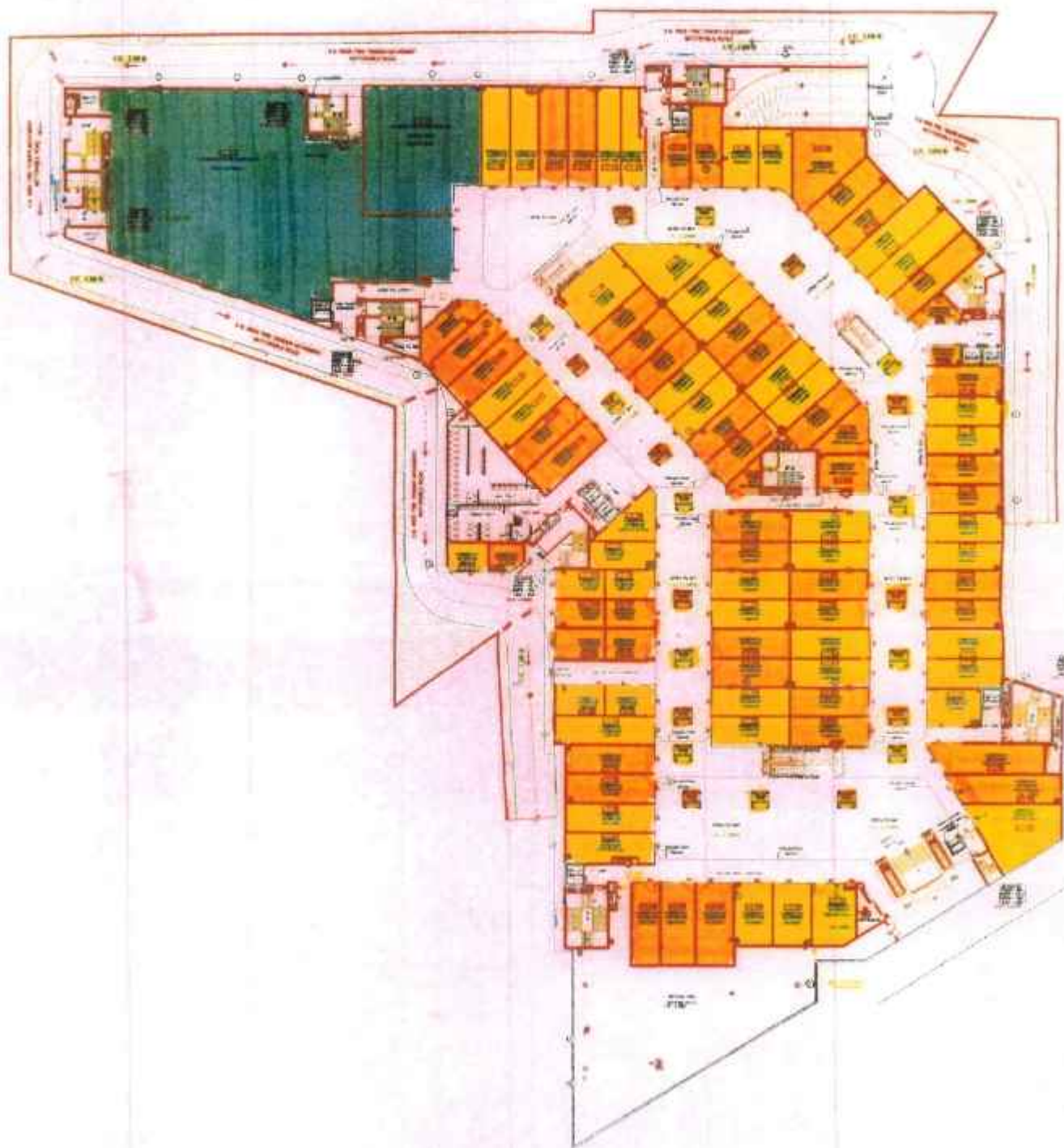
For Peerage Buildwell Pvt Ltd

  
Authorised Signatory

( )  
Developer/Second Party



# FLOOR PLAN



For Smart Arena Hometown LLP

*[Signature]*

Authorised Signatory

LOWER GROUND FLOOR

For Peerage Buildwell Pvt Ltd

*[Signature]*

Authorised Signatory





For Smart Arena Hometown LLP

  
Authorised Signatory

For Peerage Buildwell Pvt Ltd

  
Authorised Signatory



FIRST FLOOR PLAN

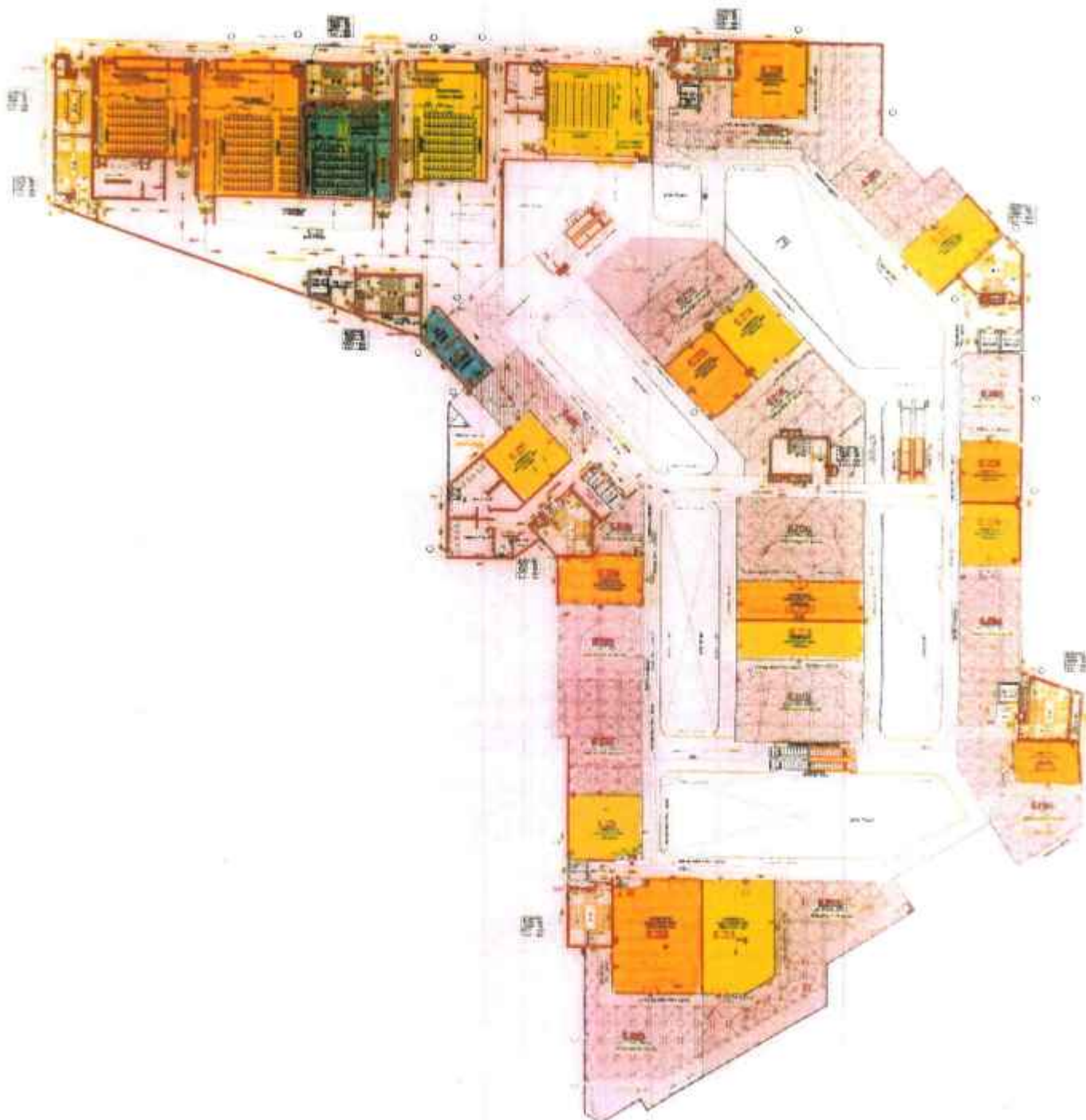
For Smart Arena Hometown LLP

Authorised Signatory

For Peerage Buildwell Pvt Ltd

Authorised Signatory





SECOND FLOOR PLAN

For Smart Arena Hometown LLP

Authorised Signatory

For Peerage Buildwell Pvt Ltd

Authorised Signatory

# ANNEXURE - 1

## UNIT DETAILS FOR DEVELOPER

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-01	Lower Ground	565	612	NA	Commercial/ Showroom
2	LG-02	Lower Ground	519	547	NA	Commercial/ Showroom
3	LG-03	Lower Ground	519	547	NA	Commercial/ Showroom
4	LG-07	Lower Ground	560	607	NA	Commercial/ Showroom
5	LG-08	Lower Ground	563	594	NA	Commercial/ Showroom
6	LG-11	Lower Ground	631	667	NA	Commercial/ Showroom
7	LG-12	Lower Ground	351	364	NA	Commercial/ Showroom
8	LG-12A	Lower Ground	341	364	NA	Commercial/ Showroom
9	LG-16	Lower Ground	318	334	NA	Commercial/ Showroom
10	LG-16A	Lower Ground	315	346	NA	Commercial/ Showroom
11	LG-17	Lower Ground	398	430	NA	Commercial/ Showroom
12	LG-18	Lower Ground	420	446	NA	Commercial/ Showroom
13	LG-21	Lower Ground	522	552	NA	Commercial/ Showroom
14	LG-22	Lower Ground	522	552	NA	Commercial/ Showroom
15	LG-28	Lower Ground	616	653	NA	Commercial/ Showroom
16	LG-29	Lower Ground	618	639	NA	Commercial/ Showroom
17	LG-32	Lower Ground	514	550	NA	Commercial/ Showroom
18	LG-33	Lower Ground	454	501	NA	Commercial/ Showroom
19	LG-36	Lower Ground	460	489	NA	Commercial/ Showroom
20	LG-37	Lower Ground	438	469	NA	Commercial/ Showroom
21	LG-41	Lower Ground	650	693	NA	Commercial/ Showroom
22	LG-42	Lower Ground	654	688	NA	Commercial/ Showroom
23	LG-47	Lower Ground	472	499	NA	Commercial/ Showroom
24	LG-48	Lower Ground	472	499	NA	Commercial/ Showroom
25	LG-51	Lower Ground	472	499	NA	Commercial/ Showroom
26	LG-52	Lower Ground	472	499	NA	Commercial/ Showroom
27	LG-55	Lower Ground	472	499	NA	Commercial/ Showroom
28	LG-56	Lower Ground	485	517	NA	Commercial/ Showroom
29	LG-57	Lower Ground	448	465	NA	Commercial/ Showroom
30	LG-60	Lower Ground	971	1048	NA	Commercial/ Showroom
31	LG-63	Lower Ground	485	508	NA	Commercial/ Showroom
32	LG-64	Lower Ground	485	508	NA	Commercial/ Showroom
33	LG-67	Lower Ground	485	508	NA	Commercial/ Showroom
34	LG-68	Lower Ground	521	556	NA	Commercial/ Showroom
35	LG-72	Lower Ground	488	509	NA	Commercial/ Showroom
36	LG-73	Lower Ground	485	509	NA	Commercial/ Showroom
37	LG-76	Lower Ground	485	509	NA	Commercial/ Showroom
38	LG-77	Lower Ground	481	506	NA	Commercial/ Showroom
39	LG-78	Lower Ground	779	809	NA	Commercial/ Showroom
40	LG-79	Lower Ground	834	857	NA	Commercial/ Showrooms
41	LG-83	Lower Ground	485	509	NA	Commercial/ Showroom
42	LG-84	Lower Ground	485	509	NA	Commercial/ Showroom
43	LG-87	Lower Ground	183	214	NA	Commercial/ Showroom
44	LG-90	Lower Ground	485	509	NA	Commercial/ Showroom
45	LG-91	Lower Ground	485	509	NA	Commercial/ Showroom
46	LG-94	Lower Ground	485	509	NA	Commercial/ Showroom
47	LG-95	Lower Ground	537	556	NA	Commercial/ Showroom
48	LG-97	Lower Ground	255	286	NA	Commercial/ Showroom
49	K-02	Lower Ground	62	67	NA	Kiosk
50	K-04	Lower Ground	62	67	NA	Kiosk
51	K-06	Lower Ground	62	67	NA	Kiosk
52	K-08	Lower Ground	62	67	NA	Kiosk
53	K-10	Lower Ground	62	67	NA	Kiosk
54	K-12	Lower Ground	62	67	NA	Kiosk

For Smart Arena Hometown LLP

Authorised Signatory

For Peerage Buildwell Pvt Ltd

Authorised Signatory



Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
55	K-14	Lower Ground	62	67	NA	Kiosk
56	K-16	Lower Ground	62	67	NA	Kiosk
57	K-18	Lower Ground	62	67	NA	Kiosk
58	K-20	Lower Ground	62	67	NA	Kiosk
59	UG-02	Upper Ground	1582	1676	NA	Commercial/ Showroom
60	UG-04	Upper Ground	1048	1109	NA	Commercial/ Showroom
61	UG-07	Upper Ground	1083	1173	NA	Commercial/ Showroom
62	UG-10	Upper Ground	675	701	NA	Commercial/ Showroom
63	UG-11	Upper Ground	672	701	NA	Commercial/ Showroom
64	UG-12A	Upper Ground	445	483	NA	Commercial/ Showroom
65	UG-14	Upper Ground	455	483	NA	Commercial/ Showroom
66	UG-17	Upper Ground	524	556	NA	Commercial/ Showroom
67	UG-18	Upper Ground	526	555	NA	Commercial/ Showroom
68	UG-21	Upper Ground	524	555	NA	Commercial/ Showroom
69	UG-22	Upper Ground	522	567	NA	Commercial/ Showroom
70	UG-26	Upper Ground	415	441	NA	Commercial/ Showroom
71	UG-27	Upper Ground	414	441	NA	Commercial/ Showroom
72	UG-30	Upper Ground	444	476	NA	Commercial/ Showroom
73	UG-31	Upper Ground	341	373	NA	Commercial/ Showroom
74	UG-36	Upper Ground	492	522	NA	Commercial/ Showroom
75	UG-37	Upper Ground	493	522	NA	Commercial/ Showroom
76	UG-40	Upper Ground	211	226	NA	Commercial/ Showroom
77	UG-41	Upper Ground	482	515	NA	Commercial/ Showroom
78	UG-44	Upper Ground	1790	1881	NA	Commercial/ Showroom
79	UG-47	Upper Ground	543	583	NA	Commercial/ Showroom
80	UG-48	Upper Ground	546	578	NA	Commercial/ Showroom
81	UG-51	Upper Ground	73	81	NA	Commercial/ Showroom
82	UG-52	Upper Ground	374	408	NA	Commercial/ Showroom
83	UG-53	Upper Ground	364	388	NA	Commercial/ Showroom
84	UG-56	Upper Ground	364	388	NA	Commercial/ Showroom
85	UG-57	Upper Ground	364	388	NA	Commercial/ Showroom
86	UG-60	Upper Ground	364	388	NA	Commercial/ Showroom
87	UG-61	Upper Ground	364	388	NA	Commercial/ Showroom
88	UG-64	Upper Ground	777	848	NA	Commercial/ Showroom
89	UG-65	Upper Ground	1137	1223	NA	Commercial/ Showroom
90	UG-67	Upper Ground	510	524	NA	Commercial/ Showroom
91	UG-72	Upper Ground	378	397	NA	Commercial/ Showroom
92	UG-73	Upper Ground	402	434	NA	Commercial/ Showroom
93	UG-75	Upper Ground	591	630	NA	Commercial/ Showroom
94	UG-78	Upper Ground	378	397	NA	Commercial/ Showroom
95	UG-79	Upper Ground	378	397	NA	Commercial/ Showroom
96	UG-84	Upper Ground	378	397	NA	Commercial/ Showroom
97	UG-85	Upper Ground	378	397	NA	Commercial/ Showroom
98	UG-86	Upper Ground	378	397	NA	Commercial/ Showroom
99	UG-89	Upper Ground	378	397	NA	Commercial/ Showroom
100	UG-90	Upper Ground	377	404	NA	Commercial/ Showroom
101	UG-91	Upper Ground	157	184	NA	Commercial/ Showroom
102	UG-95	Upper Ground	378	398	NA	Commercial/ Showroom
103	UG-96	Upper Ground	378	398	NA	Commercial/ Showroom
104	UG-97	Upper Ground	378	398	NA	Commercial/ Showroom
105	F-102	First	675	701	NA	Commercial/ Showroom
106	F-104	First	519	541	NA	Commercial/ Showroom
107	F-106	First	310	331	NA	Commercial/ Showroom
108	F-108	First	639	665	NA	Commercial/ Showroom
109	F-110	First	592	647	NA	Commercial/ Showroom

For Smart Arena Hometown LLP

Authorised Signatory

For Pedraza Buildwell Pvt Ltd

Authorised Signatory

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
110	F-111	First	349	370	NA	Commercial/ Showroom
111	F-114	First	307	343	NA	Commercial/ Showroom
112	F-115	First	326	361	NA	Commercial/ Showroom
113	F-118	First	455	483	NA	Commercial/ Showroom
114	F-119	First	455	483	NA	Commercial/ Showroom
115	F-122	First	522	554	NA	Commercial/ Showroom
116	F-123	First	524	554	NA	Commercial/ Showroom
117	F-126	First	289	317	NA	Commercial/ Showroom
118	F-127	First	231	249	NA	Commercial/ Showroom
119	F-128	First	608	666	NA	Commercial/ Showroom
120	F-129	First	586	623	NA	Commercial/ Showroom
121	F-132	First	414	441	NA	Commercial/ Showroom
122	F-133	First	444	476	NA	Commercial/ Showroom
123	F-134	First	341	373	NA	Commercial/ Showroom
124	F-139	First	492	522	NA	Commercial/ Showroom
125	F-140	First	493	522	NA	Commercial/ Showroom
126	F-145	First	694	737	NA	Commercial/ Showroom
127	F-146	First	721	759	NA	Commercial/ Showroom
128	F-148	First	438	462	NA	Commercial/ Showroom
129	F-149	First	412	437	NA	Commercial/ Showroom
130	F-152	First	551	602	NA	Commercial/ Showroom
131	F-153	First	183	210	NA	Commercial/ Showroom
132	F-157	First	364	388	NA	Commercial/ Showroom
133	F-158	First	364	388	NA	Commercial/ Showroom
134	F-161	First	364	388	NA	Commercial/ Showroom
135	F-162	First	364	388	NA	Commercial/ Showroom
136	F-165	First	375	402	NA	Commercial/ Showroom
137	F-168	First	678	718	NA	Commercial/ Showroom
138	F-169	First	834	867	NA	Commercial/ Showroom
139	F-171	First	378	397	NA	Commercial/ Showroom
140	F-172	First	378	397	NA	Commercial/ Showroom
141	F-173	First	378	397	NA	Commercial/ Showroom
142	F-174	First	378	397	NA	Commercial/ Showroom
143	F-179	First	380	397	NA	Commercial/ Showroom
144	F-180	First	378	397	NA	Commercial/ Showroom
145	F-183	First	378	397	NA	Commercial/ Showroom
146	F-184	First	378	397	NA	Commercial/ Showroom
147	F-186	First	414	434	NA	Commercial/ Showroom
148	F-187	First	378	397	NA	Commercial/ Showroom
149	F-190	First	378	397	NA	Commercial/ Showroom
150	F-191	First	378	397	NA	Commercial/ Showroom
151	F-195	First	402	435	NA	Commercial/ Showroom
152	F-196	First	378	398	NA	Commercial/ Showroom
153	F-197	First	378	398	NA	Commercial/ Showroom
154	F-201	First	510	525	NA	Commercial/ Showroom
155	S-201	Second	1630	1659	3420	Commercial/ Restaurant
156	S-203	Second	959	1011	1975	Commercial/ Restaurant
157	S-205	Second	856	910	1206	Commercial/ Restaurant
158	S-207	Second	1005	1068	1620	Commercial/ Restaurant
159	S-209	Second	772	813	1830	Commercial/ Restaurant
160	S-211	Second	1028	1052	2200	Commercial/ Restaurant
161	S-214	Second	917	944	2438	Commercial/ Restaurant
162	AUDI-4	Third & Fourth	3093	3325	NA	Auditorium & Projector
163	AUDI-5	Third & Fourth	3008	3220	NA	Auditorium & Projector

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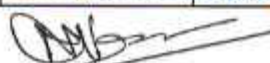
# ANNEXURE - 2

## **UNIT DETAILS FOR LAND OWNER**

Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-04	Lower Ground	689	726	NA	Commercial/ Showroom
2	LG-05	Lower Ground	644	671	NA	Commercial/ Showroom
3	LG-06	Lower Ground	505	566	NA	Commercial/ Showroom
4	LG-09	Lower Ground	563	594	NA	Commercial/ Showroom
5	LG-10	Lower Ground	563	594	NA	Commercial/ Showroom
6	LG-14	Lower Ground	338	364	NA	Commercial/ Showroom
7	LG-14A	Lower Ground	338	364	NA	Commercial/ Showroom
8	LG-15	Lower Ground	317	333	NA	Commercial/ Showroom
9	LG-15A	Lower Ground	318	333	NA	Commercial/ Showroom
10	LG-19	Lower Ground	551	604	NA	Commercial/ Showroom
11	LG-20	Lower Ground	523	552	NA	Commercial/ Showroom
12	LG-23	Lower Ground	522	552	NA	Commercial/ Showroom
13	LG-24	Lower Ground	522	552	NA	Commercial/ Showroom
14	LG-25	Lower Ground	448	487	NA	Commercial/ Showroom
15	LG-30	Lower Ground	618	653	NA	Commercial/ Showroom
16	LG-31	Lower Ground	617	653	NA	Commercial/ Showroom
17	LG-34	Lower Ground	333	356	NA	Commercial/ Showroom
18	LG-35	Lower Ground	569	599	NA	Commercial/ Showroom
19	LG-38	Lower Ground	933	983	NA	Commercial/ Showroom
20	LG-39	Lower Ground	552	582	NA	Commercial/ Showroom
21	LG-40	Lower Ground	519	547	NA	Commercial/ Showroom
22	LG-43	Lower Ground	659	713	NA	Commercial/ Showroom
23	LG-44	Lower Ground	237	262	NA	Commercial/ Showroom
24	LG-45	Lower Ground	154	163	NA	Commercial/ Showroom
25	LG-46	Lower Ground	487	524	NA	Commercial/ Showroom
26	LG-49	Lower Ground	472	499	NA	Commercial/ Showroom
27	LG-50	Lower Ground	472	499	NA	Commercial/ Showroom
28	LG-53	Lower Ground	472	499	NA	Commercial/ Showroom
29	LG-54	Lower Ground	472	499	NA	Commercial/ Showroom
30	LG-58	Lower Ground	737	799	NA	Commercial/ Showroom
31	LG-59	Lower Ground	678	719	NA	Commercial/ Showroom
32	LG-61	Lower Ground	515	542	NA	Commercial/ Showroom
33	LG-62	Lower Ground	485	508	NA	Commercial/ Showroom
34	LG-65	Lower Ground	485	508	NA	Commercial/ Showroom
35	LG-66	Lower Ground	485	508	NA	Commercial/ Showroom
36	LG-69	Lower Ground	387	424	NA	Commercial/ Showroom
37	LG-70	Lower Ground	393	419	NA	Commercial/ Showroom
38	LG-71	Lower Ground	482	510	NA	Commercial/ Showroom
39	LG-74	Lower Ground	485	509	NA	Commercial/ Showroom
40	LG-75	Lower Ground	485	509	NA	Commercial/ Showrooms
41	LG-80	Lower Ground	485	509	NA	Commercial/ Showroom
42	LG-81	Lower Ground	485	509	NA	Commercial/ Showroom
43	LG-82	Lower Ground	485	509	NA	Commercial/ Showroom
44	LG-85	Lower Ground	485	509	NA	Commercial/ Showroom
45	LG-86	Lower Ground	485	515	NA	Commercial/ Showroom
46	LG-88	Lower Ground	521	556	NA	Commercial/ Showroom
47	LG-89	Lower Ground	485	509	NA	Commercial/ Showroom
48	LG-92	Lower Ground	485	509	NA	Commercial/ Showroom
49	LG-93	Lower Ground	485	509	NA	Commercial/ Showroom
50	LG-96	Lower Ground	208	237	NA	Commercial/ Showroom
51	K-01	Lower Ground	62	67	NA	Kiosk
52	K-03	Lower Ground	62	67	NA	Kiosk
53	K-05	Lower Ground	62	67	NA	Kiosk
54	K-07	Lower Ground	62	67	NA	Kiosk

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Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
55	K-09	Lower Ground	62	67	NA	Kiosk
56	K-11	Lower Ground	62	67	NA	Kiosk
57	K-12-A	Lower Ground	62	67	NA	Kiosk
58	K-15	Lower Ground	62	67	NA	Kiosk
59	K-17	Lower Ground	62	67	NA	Kiosk
60	K-19	Lower Ground	62	67	NA	Kiosk
61	K-21	Lower Ground	62	67	NA	Kiosk
62	UG-01	Upper Ground	1981	2186	NA	Commercial/ Showroom
63	UG-03	Upper Ground	1229	1305	NA	Commercial/ Showroom
64	UG-05	Upper Ground	906	964	NA	Commercial/ Showroom
65	UG-06	Upper Ground	708	773	NA	Commercial/ Showroom
66	UG-08	Upper Ground	519	541	NA	Commercial/ Showroom
67	UG-09	Upper Ground	519	541	NA	Commercial/ Showroom
68	UG-12	Upper Ground	787	848	NA	Commercial/ Showroom
69	UG-15	Upper Ground	455	483	NA	Commercial/ Showroom
70	UG-16	Upper Ground	455	483	NA	Commercial/ Showroom
71	UG-19	Upper Ground	522	555	NA	Commercial/ Showroom
72	UG-20	Upper Ground	524	555	NA	Commercial/ Showroom
73	UG-23	Upper Ground	289	317	NA	Commercial/ Showroom
74	UG-24	Upper Ground	231	249	NA	Commercial/ Showroom
75	UG-25	Upper Ground	437	483	NA	Commercial/ Showroom
76	UG-28	Upper Ground	565	609	NA	Commercial/ Showroom
77	UG-29	Upper Ground	414	441	NA	Commercial/ Showroom
78	UG-34	Upper Ground	491	522	NA	Commercial/ Showroom
79	UG-35	Upper Ground	477	508	NA	Commercial/ Showroom
80	UG-38	Upper Ground	410	440	NA	Commercial/ Showroom
81	UG-39	Upper Ground	355	388	NA	Commercial/ Showroom
82	UG-42	Upper Ground	694	737	NA	Commercial/ Showroom
83	UG-43	Upper Ground	721	759	NA	Commercial/ Showroom
84	UG-45	Upper Ground	438	464	NA	Commercial/ Showroom
85	UG-46	Upper Ground	412	437	NA	Commercial/ Showroom
86	UG-49	Upper Ground	551	602	NA	Commercial/ Showroom
87	UG-50	Upper Ground	183	210	NA	Commercial/ Showroom
88	UG-54	Upper Ground	364	388	NA	Commercial/ Showroom
89	UG-55	Upper Ground	364	388	NA	Commercial/ Showroom
90	UG-58	Upper Ground	364	388	NA	Commercial/ Showroom
91	UG-59	Upper Ground	364	388	NA	Commercial/ Showroom
92	UG-62	Upper Ground	375	401	NA	Commercial/ Showroom
93	UG-63	Upper Ground	302	315	NA	Commercial/ Showroom
94	UG-66	Upper Ground	1193	1269	NA	Commercial/ Showroom
95	UG-68	Upper Ground	378	397	NA	Commercial/ Showroom
96	UG-69	Upper Ground	378	397	NA	Commercial/ Showroom
97	UG-70	Upper Ground	378	397	NA	Commercial/ Showroom
98	UG-71	Upper Ground	378	397	NA	Commercial/ Showroom
99	UG-74	Upper Ground	235	267	NA	Commercial/ Showroom
100	UG-76	Upper Ground	380	397	NA	Commercial/ Showroom
101	UG-77	Upper Ground	378	397	NA	Commercial/ Showroom
102	UG-80	Upper Ground	378	397	NA	Commercial/ Showroom
103	UG-81	Upper Ground	378	397	NA	Commercial/ Showroom
104	UG-82	Upper Ground	279	298	NA	Commercial/ Showroom
105	UG-83	Upper Ground	529	551	NA	Commercial/ Showroom
106	UG-87	Upper Ground	378	397	NA	Commercial/ Showroom
107	UG-88	Upper Ground	378	397	NA	Commercial/ Showroom
108	UG-92	Upper Ground	402	435	NA	Commercial/ Showroom
109	UG-93	Upper Ground	378	398	NA	Commercial/ Showroom

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Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
110	UG-94	Upper Ground	378	398	NA	Commercial/ Showroom
111	UG-98	Upper Ground	510	525	NA	Commercial/ Showroom
112	F-101	First	716	752	NA	Commercial/ Showroom
113	F-103	First	519	541	NA	Commercial/ Showroom
114	F-105	First	521	542	NA	Commercial/ Showroom
115	F-107	First	605	630	NA	Commercial/ Showroom
116	F-109	First	873	919	NA	Commercial/ Showroom
117	F-112	First	343	370	NA	Commercial/ Showroom
118	F-112A	First	343	370	NA	Commercial/ Showroom
119	F-116	First	445	483	NA	Commercial/ Showroom
120	F-117	First	455	483	NA	Commercial/ Showroom
121	F-120	First	524	556	NA	Commercial/ Showroom
122	F-121	First	526	554	NA	Commercial/ Showroom
123	F-124	First	524	554	NA	Commercial/ Showroom
124	F-125	First	522	567	NA	Commercial/ Showroom
125	F-130	First	418	441	NA	Commercial/ Showroom
126	F-131	First	417	441	NA	Commercial/ Showroom
127	F-137	First	491	522	NA	Commercial/ Showroom
128	F-138	First	477	508	NA	Commercial/ Showroom
129	F-141	First	410	440	NA	Commercial/ Showroom
130	F-142	First	355	386	NA	Commercial/ Showroom
131	F-143	First	211	226	NA	Commercial/ Showroom
132	F-144	First	482	515	NA	Commercial/ Showroom
133	F-147	First	1790	1881	NA	Commercial/ Showroom
134	F-150	First	543	583	NA	Commercial/ Showroom
135	F-151	First	546	578	NA	Commercial/ Showroom
136	F-154	First	73	81	NA	Commercial/ Showroom
137	F-155	First	374	408	NA	Commercial/ Showroom
138	F-156	First	364	388	NA	Commercial/ Showroom
139	F-159	First	364	388	NA	Commercial/ Showroom
140	F-160	First	364	388	NA	Commercial/ Showroom
141	F-163	First	364	388	NA	Commercial/ Showroom
142	F-164	First	364	388	NA	Commercial/ Showroom
143	F-166	First	302	315	NA	Commercial/ Showroom
144	F-167	First	777	848	NA	Commercial/ Showroom
145	F-170	First	510	524	NA	Commercial/ Showroom
146	F-175	First	378	397	NA	Commercial/ Showroom
147	F-176	First	402	434	NA	Commercial/ Showroom
148	F-177	First	235	267	NA	Commercial/ Showroom
149	F-178	First	591	632	NA	Commercial/ Showroom
150	F-181	First	378	397	NA	Commercial/ Showroom
151	F-182	First	378	397	NA	Commercial/ Showroom
152	F-185	First	392	415	NA	Commercial/ Showroom
153	F-188	First	378	397	NA	Commercial/ Showroom
154	F-189	First	378	397	NA	Commercial/ Showroom
155	F-192	First	378	397	NA	Commercial/ Showroom
156	F-193	First	377	404	NA	Commercial/ Showroom
157	F-194	First	157	184	NA	Commercial/ Showroom
158	F-198	First	378	398	NA	Commercial/ Showroom
159	F-199	First	378	398	NA	Commercial/ Showroom
160	F-200	First	378	398	NA	Commercial/ Showroom
161	S-202	Second	2050	2127	3021	Commercial/ Restaurant
162	S-204	Second	881	926	1896	Commercial/ Restaurant
163	S-206	Second	1132	1188	3005	Commercial/ Restaurant
164	S-208	Second	766	813	1127	Commercial/ Restaurant

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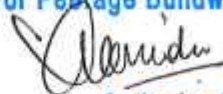
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Sr. No	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
165	S-210	Second	570	618	1810	Commercial/ Restaurant
166	S-212	Second	1028	1052	2200	Commercial/ Restaurant
167	S-215	Second	918	944	2735	Commercial/ Restaurant
168	AUDI-1	Third & Fourth	2764	2991	NA	Auditorium & Projector
169	AUDI-2	Third & Fourth	3334	3591	NA	Auditorium & Projector

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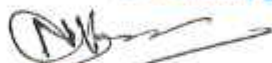
  
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ANNEXURE -3

**UNIT DETAILS FOR DEVELOPER & LAND OWNER i.e. COMBINED UNITS**

Sr. No.	Unit No.	Floor	AREA (IN SQ. FT.)			Type of Unit
			Carpet	Covered	Terrace	
1	LG-26	Lower Ground	11540	11854	NA	Commercial/ Showroom
2	LG-27	Lower Ground	3120	3235	NA	Commercial/ Showroom
3	UG-32	Upper Ground	11542	11854	NA	Commercial/ Showroom
4	UG-33	Upper Ground	3002	3113	NA	Commercial/ Showroom
5	F-135	First	11542	11854	NA	Commercial/ Showroom
6	F-136	First	3002	3113	NA	Commercial/ Showroom
7	BO-1	Second	522	586	NA	Box Office
8	AF-01	Second	8275	8866	NA	Foyer
9	AUDI-3	Third & Fourth	2645	2888	NA	Auditorium & Projector

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