

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 22/06/2023

Certificate No. G0V2023F4684



Stamp Duty Paid : ₹ 34262200

GRN No. 104164656



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Nadish real estate Private Limited

H.No/Floor : 1st Sector/Ward : Na

LandMark : Shopping mall complex arjun marg

City/Village : Dlf cityphasei District : Gurugram

State : Haryana

Phone: 98*****06



Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : 3rd Sector/Ward : Na

LandMark : Dlf shopping mall arjun marg

City/Village : Dlfcityi District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Development Agreement

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

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 23rd day of June, 2023;

Nadish Real Estate Private Limited

DLF Limited

DLF Commercial Project Corporation

Atherol Builders & Developers
Private Limited

प्रलेख न:3998

दिनांक:23-06-2023

डीड संबंधी विवरण

डीड का नाम **COLLABORATION
AGREEMENT**

तहसील/सब-तहसील **Manesar**

गांव/शहर **खेड़की दौला**

धन संबंधी विवरण

राशि 1713105408 रुपये

स्टाम्प ड्यूटी की राशि 34262108 रुपये

स्टाम्प नं : g0v2023f4684

स्टाम्प की राशि 34262200 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:104166169

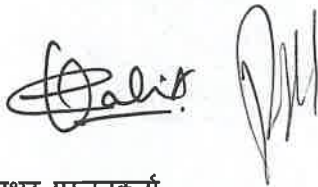
पेस्टिंग शुल्क 0 रुपये

Drafted By: SELF

Service Charge:0

यह प्रलेख आज दिनांक 23-06-2023 दिन शुक्रवार समय 4:58:00 PM बजे श्री/श्रीमती /कुमारी

NADISH REAL ESTATE PRIVATE LIMITED thru LALIT SHARMA AND RAVI RAJ SINGH OTHER निवास 1ST
FLOOR SHOPPING MALL COMPLEX ARJUN MARG DLF PHASE I DLF CITY GGM द्वारा पंजीकरण हेतु प्रस्तुत किया
गया ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता

NADISH REAL ESTATE PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LIMITED thru MANOJ KUMAR OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों
को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी PAWAN BHARDWAJ पिता . निवासी
DLF GATEWAY TOWER GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता .

निवासी DLF GATEWAY TOWER GGM ने की ।

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



BETWEEN


Nadish Real Estate Private Limited (PAN: AACCN2671D), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram - 122002, Haryana (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories **Mr. Lalit Sharma** and **Mr. Ravi Raj Singh**, authorized vide Board Resolution, dated 12.06.2023 of the **ONE PART**;

AND

DLF Limited (PAN: AAACD3494N), a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-1 Gurugram-122002, Haryana (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories **Mr. Jayant Erickson** and **Ms. Anjana Bali**, authorized vide Board Resolution, dated 11.01.2021, of the **SECOND PART**.

AND

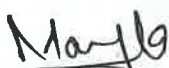
DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I/DCPC"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories **Mr. Mahesh Gopal Shukla** and **Mr. Sandeep Kumar Gupta**, authorized vide Board Resolution, dated 01.11.2022 and **Atherol Builders & Developers Private Limited (PAN: AAGCA8936L)**, a company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-1, DLF City, Gurugram-122002, Haryana (hereinafter referred to as the **"Confirming Party-II/ABDPL"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories **Mr. Naveen**

Nadish Real Estate Private Limited




DLF Limited

DLF Commercial Project Corporation



Atherol Builders & Developers
Private Limited

Reg. No.

Reg. Year

Book No.

3998

2023-2024

1



पेशकर्ता



दावेदार



गवाह

[Handwritten signature]

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru LALIT SHARMA AND RAVI RAJ SINGHOTHER NADISH REAL ESTATE
PRIVATE LIMITED _____

दावेदार :- thru MANOJ KUMAROTHERDLF
LIMITED *[Handwritten signature]* _____

गवाह 1 :- PAWAN BHARDWAJ *[Handwritten signature]* _____

गवाह 2 :- OM PRAKASH *[Handwritten signature]* _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3998 आज दिनांक 23-06-2023 को बही नं 1 जिल्द नं 313 के पृष्ठ नं 127.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2163 के पृष्ठ संख्या 85 से 87 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 23-06-2023

उप/सयुक्त पंजीयन अधिकारी (Manesar)



Chowdhary and Mr. Sumit Dalal, authorized vide Board Resolution, dated 11.03.2021 and (Confirming Party-I/DCPC and Confirming Party-II/ABDPL are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART**;

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

Whereas the Land Owner is the owner of land admeasuring **14.05625 acres** situated in the revenue estate of village Kherki Daula (Sector 76/77), Tehsil Manesar, Gurugram, Haryana (hereinafter referred to as the **"Said Land"**), details of which are given in **Schedule-A** mentioned herein below.

And Whereas the Developer and the Confirming Party-I/DCPC had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I/DCPC, for an agreed consideration as provided therein.

And Whereas, Development Agreement dated 11th Oct, 2006, Supplementary Agreement dated 2nd Aug, 2010, Addendum dated 31st Aug, 2012 and Addendum dated 1st Sep, 2012 had been executed by the Land Owner, Confirming Party- I/DCPC and confirming party as mentioned therein, with respect to various agricultural land parcels in District Gurugram, Haryana for an agreed consideration, which includes the **Said Land**. The Land Owner is the wholly owned subsidiary of the Confirming Party- II/ABDPL herein.

And Whereas in furtherance to the above arrangement(s), the Director, Town and Country Planning Department, Haryana (**"DTCP"**) granted License No. 27 of 2012 for development of a residential plotted Colony over land admeasuring 113.696 acres, which includes the **Said Land**.

And Whereas the Developer is now desirous to develop the land parcels including the **Said Land**, under the current and future applicable residential/commercial policies of the DTCP, Haryana.



Nadish Real Estate Private Limited



DLF Limited



DLF Commercial Project Corporation



Atherol Builders & Developers
Private Limited



And Whereas the Land Owner/Confirming Parties have agreed to the above proposal of the Developer and have permitted the Developer to apply on behalf of the Land Owner, for grant/migration of license for developing residential/commercial colony on the **Said Land** along with other lands, under the current and future applicable residential/commercial policies of the DTCP, Haryana.

And Whereas the Land Owner has provided all requisite information and documents including the title documents pertaining to the **Said Land** for applying on its behalf for grant/migration of license for developing a residential/commercial colony along with other land parcels.

And Whereas the Parties are entering into this Agreement for the purpose of DTCP and RERA requirement(s) to the extent of the **Said Land** and in pursuance to the existing terms and conditions of the earlier arrangements, without any change to the terms and conditions of the agreements executed thereto.

And Whereas all the existing terms and conditions of the earlier arrangements/agreements shall remain unchanged including the agreed consideration as provided therein amounting to Rs. 84,43,11,000/- (Rupees Eighty Four Crores Forty Three Lakh Eleven Thousand only).

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties agree that the Developer shall develop and construct a residential/commercial Colony on land parcels which shall include the **Said Land** (hereinafter referred to as the "**Project**") in accordance with the under any of the Development Policies of Haryana which have or may come into force in respect of Urban Development including but not limited to Group Housing, Commercial, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc. The entire cost of development, construction and implementation of the Project on the **Said Land** including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.



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1. The first part of the document is a letter from the Registrar of the District of Manesar, dated 1st March 1964, to the District Collector, Manesar. The letter is in Hindi and mentions the receipt of a letter from the District Collector, dated 27th February 1964, regarding the matter of the Manesar Development Committee.

2. The second part of the document is a letter from the District Collector, Manesar, dated 1st March 1964, to the Registrar of the District of Manesar. The letter is in Hindi and mentions the receipt of a letter from the Registrar, dated 27th February 1964, regarding the matter of the Manesar Development Committee.

3. The third part of the document is a letter from the Registrar of the District of Manesar, dated 1st March 1964, to the District Collector, Manesar. The letter is in Hindi and mentions the receipt of a letter from the District Collector, dated 27th February 1964, regarding the matter of the Manesar Development Committee.

4. The fourth part of the document is a letter from the District Collector, Manesar, dated 1st March 1964, to the Registrar of the District of Manesar. The letter is in Hindi and mentions the receipt of a letter from the Registrar, dated 27th February 1964, regarding the matter of the Manesar Development Committee.

5. The fifth part of the document is a letter from the Registrar of the District of Manesar, dated 1st March 1964, to the District Collector, Manesar. The letter is in Hindi and mentions the receipt of a letter from the District Collector, dated 27th February 1964, regarding the matter of the Manesar Development Committee.

6. The sixth part of the document is a letter from the District Collector, Manesar, dated 1st March 1964, to the Registrar of the District of Manesar. The letter is in Hindi and mentions the receipt of a letter from the Registrar, dated 27th February 1964, regarding the matter of the Manesar Development Committee.



2. The physical possession of the **Said Land** is with the Developer and shall remain under the custody of the Developer to carry out its obligations under this Agreement and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the **Said Land** or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the **Said Land** to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever.
3. The Land Owner undertakes to sign all such applications, documents and declarations that may be required by the Developer with respect to the **Said Land** and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with DTCP and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such irrevocable Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, NOC's, etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the **Said Land** and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement.
4. The layout, building plan, design and specifications for the development and construction of the building(s) on the **Said Land** shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
5. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time ("**HRERA Rules**") for the Project.



Nadish Real Estate Private Limited

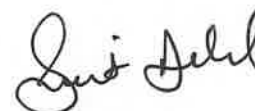



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Private Limited

6. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement.
7. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the **Said Land** in favour of the prospective purchasers.
8. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the **Said Land** and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017.
9. That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
10. That this Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana. p
11. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
12. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Manoj Kumar, who has been authorized vide Resolution dated 11.01.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.


Nadish Real Estate Private Limited


DLF Limited


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Schedule A

Village Kherki Daula, Tehsil Manesar, District Gurugram

(Jamabandi Year 2019-20)

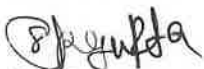
Owner	Khewat/ Khata No.	Khasra No.	Share	Net Area
M/s. Nadish Real Estate Pvt. Ltd.	52/54	Rectangle No. 64, Kila No.1 (8-0), 10 (8-0), 2 (8-0), 3 (8-0), Rectangle No.65, Kila No.12/2 (2-14), 13 (8-13), 14/1 (4-0) field 7, area admeasuring 47 Kanal 7 Marla	full	47 Kanal 7 Marla
	53/55	Rectangle No.65, Kila No.12/1 (1-2), 3/2 (3-14), 4/2 (7-11), 5/2 (7-11), 6/1 (7-11), 7/1 (7- 16), 8 (8-0), 9 (8-0), field 8, area admeasuring 51 Kanal 5 Marla.	full	51 Kanal 5 Marla
	49/51	Rectangle No.65, Kila No.2 (8-0), 3/1 (4-2), field 2, area admeasuring 12 Kanal 2 Marla	full	12 Kanal 2 Marla
	54/56	Rectangle No.65, Kila No.3/3 (0-4), 4/1 (0-9), 5/1 (0-9), 6/2 (0-9), 7/2 (0-4) field 5, area admeasuring 1 Kanal 15 Marla	full	1 Kanal 15 Marla
Total			112 Kanal 9 Marla Or 14.05625 acres	



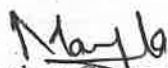
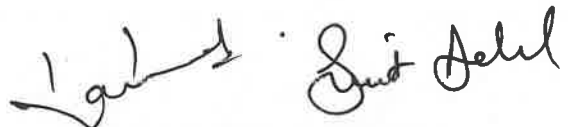
Nadish Real Estate Private Limited



DLF Limited



DLF Commercial Project Corporation



Atherol Builders & Developers
Private Limited



IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

Nadish Real Estate Private Limited

(Authorised Signatories)



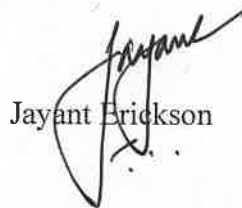
Lalit Sharma



Ravi Raj Singh

DEVELOPER

DLF Limited



Jayant Erickson



Anjana Bali

(Authorised Signatories)

CONFIRMING PARTY-I

DLF Commercial Project Corporation



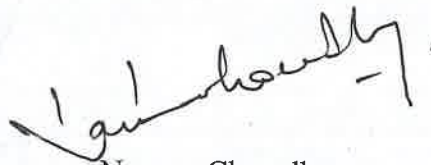
Sandeep Kumar Gupta



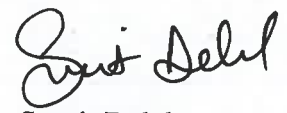
Mahesh Gopal Shukla
(Authorised Signatories)

CONFIRMING PARTY-II

Atherol Builders & Developers Private Limited



Naveen Chowdhary



Sumit Dalal

(Authorised Signatories)

WITNESSES:

1. *anur*
Ramesh Bhardwaj
S/o Mahesh Bhardwaj
Gateway Tower DLF
Gurgaon

2.


Om Parkash S/o S. Ram
Gateway Tower DLF
Gurgaon

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