Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 22/06/2023

Certificate No. G0V2023F4849

GRN No. 104164969

Stamp Duty Paid : ₹ 15234400
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Naja estates Developers 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: Dlfphasei District : Gurugram State : Haryana

Phone : 98******06

Purpose : Development Agreement

THE SEAL OF THE SUB REGISTRAR उप रजीस्ट्रार मानेसर MANESAR

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

DEVELOPMENT AGREEMENT

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

Naja Estates Developers Private Limited

DLF Limited

Atherol Builders & Developers Private Limited

Ananti Builders & Construction Private Limited

DLF Home Developers Limited

प्रलेख नं:3999 दिनांक:23-06-2023

डीड सबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	खेड़की दौला

धन सबंधी विवरण	
राशि 761718720 रुपये	स्टाम्प ड्यूटी की राशि 15234375 रुपये
स्टाम्प नं : g0v2023f4849	स्टाम्प की राशि 15234400 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:104166371 पेस्टिंग शुल्क 0 रुपये
Drafted By: SELF	Service Charge:0

यह प्रलेख आज दिनाक 23-06-2023 दिन शुक्रवार समय 5:01:00 PM बजे श्री/श्रीमती /कुमारी NAJA ESTATES DEVELOPERS PRIVATE LIMITEDthru LALIT SHARMA AND RAVI RAJ SINGHOTHER निवास 1ST FLOOR SHOPPING MALL COMPLEX ARJUN MARG DLF PHASE 1 DLF CITY GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता
NAJA ESTATES DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LIMITED thru MANOJ KUMAROTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीPAWAN 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 मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

THE SEAL OF THE SUB REGISTRAR
उप रजीस्ट्रार मानेसर
MANESAR

BY AND BETWEEN

Naja Estates Developers Private Limited (PAN: AACCN3105C), 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 15.03.2023 of the **FIRST PART;**

AND

DLF Limited (PAN: AAACD3494N), a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-1 Gurugram-122002 (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

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-I/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 Chowdhary and Mr. Sumit Dalal, authorized vide Board Resolution, dated 11.03.2021 and **Ananti Builders & Construction Private Limited (PAN: AAFCA5033M),** 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/ABCPL"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories

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Reg. No.	Reg. Year	Book No.
3999	2023-2024	1

पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru LALIT SHARMA AND RAVI RAJ SINGHOTHER NAJA ESTATES DEVELOPERS PRIVATE LIMITED

दावेदार :- thru MANOJ KUMAROTHERDLF LIMITED

गवाह 1 :- PAWAN BHARDWAJ

गवाह 2 :- OM PRAKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3999 आज दिनांक 23-06-2023 को बही नं 1 जिल्द नं 313 के पृष्ठ नं 127.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2163 के पृष्ठ संख्या 88 से 90 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 23-06-2023

उप/सयुंक्त पंजीयन अधिकारी(Manesar)

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Mr. Narendra Singh and Mr. Sandeep Kumar Gupta, authorized vide Board Resolution, dated 03.03.2022 and **DLF Home Developers Limited (PAN: AACCD0037H),** a company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram -122002, Haryana (hereinafter referred to as the **"Confirming Party-III/DHDL"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Ms. Neelu Goel and Mr. Arun Bhagat, authorized vide Board Resolution, dated 28.10.2020, (hereinafter collectively referred to as the **"Confirming Parties"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns); of the **THIRD 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 **6.250 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 Land Owner entered into a Development Agreement dated 4th Sep, 2010 and Supplementary Agreement dated 20th March, 2012 with DLF Utilities Limited 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 Confirming Parties are the shareholders of the Land Owner.

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 Hon'ble National Company Law Tribunal, Chandigarh Bench vide its order dated 02.02.2022 approved a scheme of arrangement between various companies including demerger/ transfer of real estate undertaking of DLF Utilities Limited (Demerged Co.) with DLF Limited, whereby the real estate business of M/s. DLF Utilities Limited was demerged and merged into DLF Limited, the Developer herein.

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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.

And Whereas the Land Owner has agreed to the above proposal of the Developer and have permitted the Developer to apply on its behalf for grant/migration of license for developing a 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 agreements, without any change to the terms and conditions of the executed agreements.

And Whereas all the existing terms and conditions of the earlier arrangements/agreements shall remain unchanged including the agreed consideration amounting to Rs. 25,19,43,000/- (Rupees Twenty Five Crores Nineteen Lakhs and Forty Three 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

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payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.

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.

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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.

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 parties/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.

11. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.

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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.

Schedule A

Village Kherki Daula , Tehsil Manesar, District Gurugram
(Jamabandi Year 2019-20)

Owner	Khewat/ Khata No.	Khasra No.	Share	Net Area
M/s. Naja Estates Developers Pvt. Ltd.	680/720	Rectangle No. 59, Kila No.10/2 (7-12), 11/1 (0-18), 12/2 (1-18), 13/2 (4-0), 18 (8-0), 26/2 (1-0), 9/2/3 (3-14), Khasra No.76/4/1 (0-12) field 8, area admeasuring 27 Kanal 14 Marla	full	27 Kanal 14 Marla
	694/736	Rectangle No.58, Kila No.16/2 (2-12), 23/2 (3-16), field 2, area admeasuring 6 Kanal 8 Marla.	full	6 Kanal 8 Marla
	575/593, Badar No. 30	Rectangle No.58, Kila No.24/1 (7-19), 25/1 (7-19), field 2, area admeasuring 15 Kanal 18 Marla	full	15 Kanal 18 Marla
Total			**50 Kanal 0 Marla Or 6.250 acres**	

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Ananti Builders & Construction Private Limited

DLF Home Developers Limited

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MANESAR

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

LAND OWNER
Naja Estate Developers Private Limited

Lalit Sharma Ravi Raj Singh
Authorised Signatories

DEVELOPER
DLF Limited

Jayant Erickson Anjana Bali
(Authorised Signatories)

CONFIRMING PARTIES

Atherol Builders & Developers Private Limited

Naveen Chowdhary Sumit Dalal
(Authorised Signatories)

Ananti Builders & Construction Private Limited

Narendra Singh Sandeep Kumar Gupta
(Authorised Signatories)

DLF Home Developers Limited

Neelu Goel Arun Bhagat
Authorised Signatories

WITNESSES:

1. Aman
Aman Bhardwaj
S/o Mahesh Bhardwaj
Gateway Tower DLF
Gurugram

2.
Om Parkash S/o S. Ram
Gateway Tower DLF
Gurugram

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