4240

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 28/06/2023

Certificate No. G0282023F2872

GRN No. 104436571

Stamp Duty Paid : ₹ 14029700
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vikram electric Equipment Private limited

H.No/Floor : 416 Sector/Ward : Na LandMark : 4th floor dlf qutab plaza complex

City/Village : Dlf phase i District : Gurugram State : Haryana

Phone: 99******56

Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : 3rd Sector/Ward : Na LandMark : Dlf shopping mall arjun marg

City/Village: Dlf phase i District : Gurugram State : Haryana

Phone : 99******56

Purpose : Supplementary 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

This Stamp Paper forms part of ~~Development~~ Supplementary Agreement dated 28.06.2023 entered between M/s Vikram Electric Equipment Private Limited (Land Owner) and M/s DLF Limited (Developer).

Vikram Electric Equipment
Private Limited

DLF Limited

प्रलेख न:4240 दिनांक:28-06-2023

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

धन सबंधी विवरण		
राशि 701481536 रुपये		स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0282023f2872		स्टाम्प की राशि 14029700 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:104437309	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF		Service Charge:200

यह प्रलेख आज दिनाक 28-06-2023 दिन बुधवार समय 5:20:00 PM बजे श्री/श्रीमती /कुमारी VIKRAM ELECTRIC EQUIPMENT PRIVATE LIMITEDthru LALIT SHARMA AND RAVI RAJ SINGHOTHER निवास 416 4TH FLOOR DLF QUTAB PLAZA COMPLEX DLF CITY PHASE I GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुंक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता
VIKRAM ELECTRIC EQUIPMENT 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 MANESAR
उप/सयुंक्त पंजीयन अधिकारी(Manesar)

SUPPLEMENTARY AGREEMENT

This Supplementary Agreement ("**Supplementary Agreement**") is a supplementary agreement to the Agreement dated 13th April, 2022 and is made at Gurugram, Haryana on this 28th June, 2023;

BY AND BETWEEN

Vikram Electric Equipment Private Limited (PAN: AABCV7648B), a company registered under the provisions of The Companies Act, 1956, having its registered office at 416, 4th Floor, DLF Qutab Plaza Complex, DLF City Phase-I, Gurugram - 122002, Haryana (hereinafter referred to as the **"First Party/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 jointly with Mr. Ravi Raj Singh, authorized vide Board Resolution, dated 25.08.2022 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 Mrs. Neelu Goel and Mr. K.K. Sheera, authorized vide Board Resolution, dated 11.01.2021, of the **SECOND Part;**

AND

DLF Commercial Projects 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**", 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, of the **OTHER PART.**

(The '**First Party/Land Owner**' and the '**Second Party/Developer**' are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**)

Vikram Electric Equipment Private Limited

DLF Limited

Reg. No.	Reg. Year	Book No.
4240	2023-2024	1

पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru LALIT SHARMA AND RAVI RAJ SINGHOTHER VIKRAM ELECTRIC EQUIPMENT 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 4240 आज दिनांक 28-06-2023 को बही नं 1 जिल्द नं 313 के पृष्ठ नं 188 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2171 के पृष्ठ संख्या 4 से 6 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 28-06-2023

उप/सयुंक्त पंजीयन अधिकारी(Manesar)

THE SEAL OF THE SUB REGISTRAR
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WHEREAS the Land Owner and Developer herein had entered into an Agreement dated 13th April, 2022, registered as document no. 571 ("**Said Agreement**") for the development of land measuring 1.52 acres, respectively and as more particularly set out therein (**"Said Land"**).

AND WHEREAS 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** as set out under the **Said Agreement**.

AND WHEREAS the Land Owner is the owner and in possession of 43 Kanal 12 Marla 2 Sarsai i.e. 5.4513 acres ("**Additional Land**") and has requested the Developer to include the same in the **Project** (*as defined below*). Accordingly, the Land Owner and Developer agree that the aggregate land under the **Said Agreement** shall now be 55 Kanal 15 Marla 6.5 Sarsai i.e. 6.9732 acres details of which are given in **Schedule-A** to this Supplementary Agreement (hereinafter referred to as the "**Total Land**").

AND WHEREAS the Developer is now desirous to develop the land parcels including the **Total Land**, under the current and future applicable residential/commercial policies of the DTCP, Haryana and the Land Owner has agreed to the above proposal of the Developer.

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

NOW THIS SUPPLEMENTARY 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 **Total 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 **Total 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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2. All reference to the **Said Land** as provided under the **Said Agreement** shall now be replaced and shall be read as **Total Land** i.e. 55 Kanal 15 Marla 6.5 Sarsai i.e. 6.9732 acres and as described in **Schedule A** to this Supplementary Agreement.

3. That the Developer and the Confirming Party had entered into a Business Development Agreement dated 2nd August, 2006 and that the Land Owner and the Confirming Party entered into an Development Agreement dated 10th Nov, 2006 (as amended up to date) with respect to various agricultural land parcels in District Gurugram, Haryana, for an agreed consideration therein, which also includes the Total Land. That in continuation to the above agreements, the consideration in respect of the **Total Land** shall be Rs. 21,38,57,000/- (Rupees Twenty One Crores Thirty Eight Lacs Fifty Seven Thousand only) and all the terms and conditions therein shall remain unchanged.

4. That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 (Act 8 of 1975) and Haryana Development and Regulation of Urban Areas Rules 1976 till the grant of completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana (**"DTCP"**), whichever is earlier.

5. That the **Said Agreement** is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the **Said Agreement** can be undertaken, except after obtaining prior approval of DTCP, Haryana.

6. That in furtherance to the **Said Agreement** the Land Owner had executed a power of attorney in respect of the **Said Land** and now simultaneously the Land Owner has executed an irrevocable special power of attorney (hereinafter referred to as **'Power of Attorney'**) with respect to the **Total Land** in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals/registrations, etc. for development and completion of any work over the **Total Land** and thereafter market and sell the same including any development thereon and receive the entire sale consideration in its name. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.

7. It is agreed between the Parties that at any stage, if fresh/amended/modified special power of attorney is required to be executed and registered under any law/direction any

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statutory authority(s), the Land Owner shall take the necessary steps and get the same executed and registered in favour of the Developer.

8. That all the other terms and conditions contained in the **Said Agreement** shall remain in full force and effect, except to the extent added/amended/revised herein and this Supplementary Agreement shall always be read with the **Said Agreement** and shall form an integral part and parcel of the **Said Agreement**.

9. In case of any conflict between the provisions of the **Said Agreement** and this Supplementary Agreement, the provisions of this Supplementary Agreement shall supersede and prevail.

10. The Developer has paid stamp duty of Rs. 29,67,700/- (Rupees Twenty Nine Lacs Sixty Seven Thousand Seven Hundred only) at the time of registration of the Said Agreement in relation to the **Said Land** and whereas stamp duty of Rs. 1,40,29,700/- (Rupees One Crore Forty Lacs Twenty Nine Thousand Seven Hundred only) is being paid with the registration of this Supplementary Agreement in relation to the **Additional Land.**

11. This Supplementary 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)

Land Owner	Khewat/ Khata No	Khasra No	Share	Net Area
M/s Vikram Electric Equipment Private Limited	576/594	Rectangle No. 59, Kila No.19/1 (4-0), 22 (8-0), 23 (8-0), field 3, area admeasuring 20 Kanal 0 Marla	full	20 Kanal 0 Marla

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मानेसर
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M/s Vikram Electric Equipment Private Limited	74/78	Rectangle No.64, Kila No.17 (8-0), 24 (8-0), 25min (6-10), field 3, area admeasuring 22 Kanal 10 Marla.	full	22 Kanal 10 Marla
	95/100	Rectangle No.67, Kila No.6/1min (0-3), field 1, area admeasuring 0 Kanal 3 Marla	full	0 Kanal 3 Marla
	685/725	Rectangle No.68, Kila No.1/2/2 (0-6), 10/1/2 (1-3), field 2, area admeasuring 1 Kanal 9 Marla	full	1 Kanal 9 Marla
	27/28	Rectangle No.68, Kila No.10/2/2 (0-8), 11/1 (0-7), fields 2, area admeasuring 0 Kanal 15 Marla	1/71	0 Kanal 0 Marla 2 sarsai
	94/99	Rectangle No.67, Kila No.4 (8-0), 5 min (3-0), 6/2 min (0-1), fields 3, area admeasuring 11 Kanal 1 Marla	1/2	5 Kanal 10 marla 4.5 sarsai
	56/58	Rectangle No.67, Kila No.7 min (7-10), 14 min (1-9), 15/2 (1-0), 8/1 (1-3), fields 4, area admeasuring 11 Kanal 2 Marla	1/2	5 Kanal 11 marla
	783/829	Rectangle No.63, Kila No.21/1/1 min (0-6), Rectangle No. 68, Killa No. 1/1/2 (0-18), fields 2, area admeasuring 1 Kanal 4 Marla	327/ 655	0 Kanal 12 Marla
Total			**55 Kanal 15 Marla 6.5 Sarsai Or 6.9732 acres**	

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मानेसर
MANESAR

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

LAND OWNER
For Vikram Electric Equipment Pvt. Ltd.

Lalit Sharma
(Authorised Signatories)

Ravi Raj Singh

DEVELOPER
For DLF Limited

Neelu Goel
(Authorised Signatories)

K.K. Sheera

CONFIRMING PARTY
For DLF Commercial Project Corporation

Mahesh Gopal Shukla
(Authorised Signatories)

Sandeep Kumar Gupta

WITNESSES:

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

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

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