

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 24/04/2025

Certificate No. G0X2025D1120

GRN No. 131362980



Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Surepass infra llp

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*18

**Buyer / Second Party Detail**

Name : South west bliss Private limited

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*18



Purpose : Supplemental Development Agreement

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

**FIRST SUPPLEMENTAL DEVELOPMENT AGREEMENT**

This First Supplemental Development Agreement ("FSDA") is made and executed and made at Sonipat on this 24<sup>th</sup> day of April 2025 by and between;

**SUREPASS INFRA LLP** (LLPIN: ACB 1212) (PAN No. AEZFS8401C), a limited liability partnership incorporated and validly existing under the Limited Liability Partnership Act, 2008, and having its registered office at Shop No. 96, K-1 Extn., Mohan Garden, Uttam Nagar, West Delhi, New Delhi 110059, acting through its authorized representative; Mr. Rajan Dubey, who has also been duly authorized and empowered to execute this Agreement vide a unanimous partners resolution dated 22<sup>th</sup> April 2025 (hereinafter referred to as the "**Landowner**", which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and permitted assigns);

**IN FAVOUR OF**

**SOUTH WEST BLISS PRIVATE LIMITED** (CIN: U68200HR2024PTC123144) (PAN No. ABNCS8610b), a company incorporated and validly existing under the Companies Act 2013 and having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon - 122002, Haryana, India, acting through its authorized representative; Ms. Ratika Kanwar, who has been duly authorized and empowered to execute this Agreement vide a board resolution dated 9<sup>th</sup> August, 2024 (hereinafter referred to as the "**Developer**" which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and assigns);

For SUREPASS INFRALLP

Authorised Signatory



प्रलेख न:565

दिनांक:24-04-2025

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	राई
गांव/शहर	24-अटेरना
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0X2025D1120	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:131376734 पेस्टिंग शुल्क 3 रुपये
Drafted By: self	Service Charge:200

यह प्रलेख आज दिनांक 24-04-2025 दिन गुरुवार समय 3:27:00 PM बजे श्री/श्रीमती /कुमारी  
SUREPASS INFRA LLP THRU RAJAN DUBEY निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी ( राई )

हस्ताक्षर प्रस्तुतकर्ता  
SUREPASS INFRA LLP THRU RAJAN DUBEY  
Authorised Signatory

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOUTH WEST BLISS PVT LTD THRU RATIKA KANWAR हाजिर है । प्रतुत  
प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीमहेन्द्र लं0 पिता भीमसिंह निवासी नाथपुर  
व श्री/श्रीमती /कुमारी पिता  
निवासी ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 24-04-2025

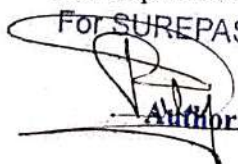
उप/संयुक्त पंजीयन अधिकारी( राई )



- A) Vide a Development Agreement dated 22<sup>nd</sup> August 2024 which is registered with the Office of the Sub – Registrar of Assurances at Rai, District Sonipat registered as Document No. 2962 (“DA”), the Landowner being the Landowner of all this piece or parcel of land or ground admeasuring 124 Kanal, 7 Marla i.e. (approx. 15.54375 Acres) situated at Village: Jakhauli, Tehsil: Rai, District: Sonipat, Haryana, and 31 Kanal 7 Marla (i.e., 3.91875 Acres) situated at Village: Aterna Tehsil: Rai, District: Sonipat, Haryana, total measuring 155 Kanal 14 Marla (approx. 19.4625 acres), as demarcated in Green and Blue Colour in the plan which is **Schedule – 1** thereto and more particularly described in Schedule - 3 thereto (“**Project Lands**”) which is same as Schedule – 3 hereto had granted irrevocable development rights unto and in favour of the developer therein i.e., the developer herein at and for a consideration and on the terms and conditions contained therein.
- B) The parties intend to clarify inter-se that the said Development Agreement being an agency coupled with interest in the property rights granted by the Landowners to the Developers under the said Development Agreement is always irrevocable and is stated as irrevocable therein. Parties are executing and registering these presents with a view to further clarify and confirm that the said Development Agreement dated 22<sup>nd</sup> August 2024 registered under Document No. 2692 with the Sub – Registrar of Assurances at Rai, District Sonipat (“DA”) is irrevocable and non terminable.
- C) Parties are desirous of reducing to writing the aforesaid clarification.

**NOW THEREFORE THIS FIRST SUPPLEMENTAL DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. Parties agree that the recitals as contained hereinabove shall form an integral and operative part of this First Supplemental Development Agreement as if the same are set and incorporated herein verbatim.
2. The parties herewith clarify that clause 27.2 of the DA shall be amended and replaced by the following clause:
  - (i) This Agreement is irrevocable. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by each of the Parties.
  - (ii) New Clause 27 (A): The Parties agree that no modification/alteration etc., in the terms and conditions of the said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana. .
3. This First Supplemental Development Agreement is supplemental to the said Development Agreement (“DA”).
4. Save and except as aforesaid, the said Development Agreement is valid, subsisting and binding on the parties and shall always be read with this First Supplemental Development Agreement.

For SUREPASS INFRALLP  
  
 Authorised Signatory



**SCHEDULE 1****DETAILS OF THE SUBJECT LANDS**

Lands admeasuring 31 Kanal 7 Marla i.e. 3.91875 Acres situated at Village: Aterna, Tehsil: Rai, District: Sonipat, Haryana


Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
585	2	24 ✓	0	16
	7	2/1/2 ✓	3	12
		2/1/3/1 ✓	0	9
		3/1 ✓	4	16
		3/2/1 ✓	2	2
		4/1 ✓	3	19
		4/2 ✓	3	7
		5 ✓	1	9
		6/1 ✓	0	15
		7/1 ✓	1	2
		8/1/1/1 ✓	0	11
Sub-Total			22	18
585	2	22/2/2 ✓	4	2
		23 ✓	4	7
Sub-Total			8	9
Total			31	7

**DETAILS OF BALANCE LANDS**

Lands admeasuring 124 Kanal 7 Marla (i.e. approx. 15.54375 Acres) situated at Village: Jakholi, Tehsil: Rai, District: Sonipat, Haryana, as more particularly described herein below:

Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
53	140	1/4	0	8
Sub-Total			0	8
749	140	11	8	0
		12	8	0
		20/1	1	11
Sub-Total			17	11
749	140	18	8	0
		19	8	0
		20/2	6	9
		21/1	2	9
Sub-Total			24	18
752	140	21/2/1	5	7
		22/1	7	16
		23/1	3	7
Sub-Total			16	10

For SUREPASS INFRA LLP

 Authorised Signatory



753	140	21/2/2	0	4
		22/2	0	4
<b>Sub-Total</b>			<b>0</b>	<b>8</b>
754	140	23/2	4	4
	141	15	8	0
		16	8	0
		17	8	0
		24	7	2
		25	8	0
	144	3	8	0
<b>Sub-Total</b>			<b>51</b>	<b>6</b>
940	140	2/4	6	14
		9/2	5	0
		10/1	1	2
		26	0	10
<b>Sub-Total</b>			<b>13</b>	<b>6</b>
<b>Total</b>			<b>124</b>	<b>7</b>

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Signed Sealed and delivered )

By the within named Landowner )

through its authorized representative; )

Mr. Rajan Dubey **FOR SUREPASS INFRALLP**

Witness: **Authorised Signatory**

1. Sukhvinder
2. Sukhvinder

Signed Sealed and delivered )

By the within named Developer )

through its authorized representative; )

Ms. Ratika Kanwar )

Witness: Sukhvinder

1. Sukhvinder A/o Jaikaran
2. A/o Nana Majra Distt Jhajjar

**Jitender**  
**Jitender Rathee**  
 (Advocate)  
 Civil Court, Bahadurgarh  
 Distt. Jhajjar (Haryana)



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- SUREPASS INFRA LLP THRU RAJAN DUBEY  
 दावेदार :- SOUTH WEST BLISS PVT LTD THRU RATIKA KANWAR  
 गवाह 1 :- महेन्द्र लंठ  
 गवाह 2 :- Sukminder

उप/संयुक्त पंजीयन अधिकारी

For SUREPASS INFRA LLP

Authorised Signatory

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 565 आज दिनांक 24-04-2025 को बही नं 1 जिल्द नं 2681 के पृष्ठ नं 142.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 20 के पृष्ठ संख्या 87 से 89 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 24-04-2025



उप/संयुक्त पंजीयन अधिकारी राई

Mitender Rathore  
 (Advocate)  
 Civil Court, Bairath  
 Dist. Jhalra (Haryana)

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 23/04/2025

Certificate No. G0W2025D3710  
GRN No. 131336151



Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Surepass infra llp  
H.No/Floor : 00  
City/Village : Gurugram  
Phone: 98\*\*\*\*\*18  
Sector/Ward : 00  
District : Gurugram  
LandMark : 00  
State : Haryana



**Buyer / Second Party Detail**

Name : South west bliss Private limited  
H.No/Floor : 00  
City/Village : Gurugram  
Phone : 98\*\*\*\*\*18  
Sector/Ward : 00  
District : Gurugram  
LandMark : 00  
State : Haryana

Purpose : supplemental Development Agreement

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

**FIRST SUPPLEMENTAL DEVELOPMENT AGREEMENT**

This First Supplemental Development Agreement ("FSDA") is made and executed and made at Sonipat on this 24<sup>th</sup> day of April 2025 by and between;

**SUREPASS INFRA LLP** (LLPIN: ACB 1212) (PAN No. AEZFS8401C), a limited liability partnership incorporated and validly existing under the Limited Liability Partnership Act, 2008, and having its registered office at Shop No. 96, K-1 Extn., Mohan Garden, Uttam Nagar, West Delhi, New Delhi 110059, acting through its authorized representative; Mr. Rajan Dubey, who has also been duly authorized and empowered to execute this Agreement vide a unanimous partners resolution dated 22<sup>th</sup> April 2025 (hereinafter referred to as the "**Landowner**", which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and permitted assigns);

**IN FAVOUR OF**

**SOUTH WEST BLISS PRIVATE LIMITED** (CIN: U68200HR2024PTC123144) (PAN No. ABNCS8610b), a company incorporated and validly existing under the Companies Act 2013 and having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon - 122002, Haryana, India, acting through its authorized representative; Ms. Ratika Kanwar, who has been duly authorized and empowered to execute this Agreement vide a board resolution dated 9<sup>th</sup> August, 2024 (hereinafter referred to as the "**Developer**" which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and assigns);

For SUREPASS INFRA LLP

Authorized Signatory



Scanned with OKEN Scanner

प्रलेख नः566

दिनांक:24-04-2025

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	राई
गांव/शहर	25-जाखौली
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0W2025D3710	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:131376408 पेस्टिंग शुल्क 3 रुपये
Drafted By: self	Service Charge:200

यह प्रलेख आज दिनांक 24-04-2025 दिन गुरुवार समय 3:28:00 PM बजे श्री/श्रीमती /कुमारी SUREPASS INFRA LLP THRU RAJAN DUBHEY निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी ( राई )

For SUREPASS INFRA LLP  
हस्ताक्षर प्रस्तुत  
Authorised Signatory  
SUREPASS INFRA LLP THRU RAJAN DUBHEY

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOUTH WEST BLISS PVT LTD THRU RATIKA KANWAR हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी महेन्द्र लं0 पिता भीमसिंह निवासी नाथुपुर व श्री/श्रीमती /कुमारी पिता निवासी ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 24-04-2025



उप/संयुक्त पंजीयन अधिकारी( राई )

**WHEREAS:**

- A) Vide a Development Agreement dated 22<sup>nd</sup> August 2024 which is registered with the Office of the Sub – Registrar of Assurances at Rai, District Sonipat registered as Document No. 2961(“DA”), the Landowner being the Landowner of all this piece or parcel of land or ground admeasuring 124 Kanal, 7 Marla i.e. (approx. 15.54375 Acres) situated at Village: Jakhauli, Tehsil: Rai, District: Sonipat, Haryana, and 31 Kanal 7 Marla (i.e., 3.91875 Acres) situated at Village: Aterna Tehsil: Rai, District: Sonipat, Haryana, total measuring 155 Kanal 14 Marla (approx. 19.4625 acres), as demarcated in Green and Blue Colour in the plan which is **Schedule – 1** thereto and more particularly described in Schedule - 3 thereto (“**Project Lands**”) which is same as Schedule – 3 hereto had granted irrevocable development rights unto and in favour of the developer therein i.e., the developer herein at and for a consideration and on the terms and conditions contained therein.
- B) The parties intend to clarify inter se that the said Development Agreement being an agency coupled with interest in the property rights granted by the Landowners to the Developers under the said Development Agreement is always irrevocable and is stated as irrevocable therein. Parties are executing and registering these presents with a view to further clarify and confirm that the said Development Agreement dated 22<sup>nd</sup> August 2024 registered under Document No. 2691 with the Sub – Registrar of Assurances at Rai, District Sonipat (“DA”) is irrevocable and non terminable.
- C) Parties are desirous of reducing to writing the aforesaid clarification.

**NOW THEREFORE THIS FIRST SUPPLEMENTAL DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. Parties agree that the recitals as contained hereinabove shall form an integral and operative part of this First Supplemental Development Agreement as if the same are set and incorporated herein verbatim.
2. The parties herewith clarify that clause 27.2 of the DA shall be amended and replaced by the following clause:
  - (i) This Agreement is irrevocable. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by each of the Parties.
  - (ii) New Clause 27 (A): The Parties agree that no modification/alteration etc., in the terms and conditions of the said Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
3. This First Supplemental Development Agreement is supplemental to the said Development Agreement (“DA”).
4. Save and except as aforesaid, the said Development Agreement is valid, subsisting and binding on the parties and shall always be read with this First Supplemental Development Agreement.

For SUREPASS INFRA LLP

Authorized Signatory



**SCHEDULE 1****DETAILS OF THE SUBJECT LANDS**

Lands admeasuring 124 Kanal 7 Marla (i.e. approx. 15.54375 Acres) situated at Village: Jakholi, Tehsil: Rai, District: Sonipat, Haryana, as more particularly described herein below:

Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
53	140	1/4	0	8
Sub-Total			0	8
749	140	11	8	0
		12	8	0
		20/1	1	11
Sub-Total			17	11
749	140	18	8	0
		19	8	0
		20/2	6	9
		21/1	2	9
Sub-Total			24	18
752	140	21/2/1	5	7
		22/1	7	16
		23/1	3	7
Sub-Total			16	10
753	140	21/2/2	0	4
		22/2	0	4
Sub-Total			0	8
754	140	23/2	4	4
	141	15	8	0
		16	8	0
		17	8	0
		24	7	2
		25	8	0
	144	3	8	0
Sub-Total			51	6
940	140	2/4	6	14
		9/2	5	0
		10/1	1	2
		26	0	10
Sub-Total			13	6
Total			124	7

(For SUREPASS INFRALLP  
  
 Authorised Signatory



### DETAILS OF BALANCE LANDS

Lands admeasuring 31 Kanal 7 Marla i.e. 3.91875 Acres situated at Village: Aterna, Tehsil: Rai, District: Sonapat, Haryana.


Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
585	2	24	0	16
	7	2/1/2	3	12
		2/1/3/1	0	9
		3/1	4	16
		3/2/1	2	2
		4/1	3	19
		4/2	3	7
		5	1	9
		6/1	0	15
		7/1	1	2
		8/1/1/1	0	11
Sub-Total		22	18	
585	2	22/2/2	4	2
		23	4	7
Sub-Total		8	9	
Total			31	7

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.


Signed Sealed and delivered )

By the within named Landowner )

through its authorized representative; )

Mr. Rajan Dubey  )  
For SUREPASS INERALLP

Witness:

1.  Authorised Signatory

2.  Sukhvinder

Signed Sealed and delivered )

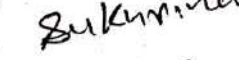
By the within named Developer )

through its authorized representative; )

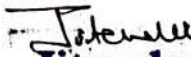
Ms. Ratika Kanwar 

Witness:

1.  Sukhvinder

2.  Sukhvinder S/o. Sh. Jaikaran

V.P.O. Munar magna Dist. JHARSANA

  
**Jitender Rathee**  
(Advocate)  
Civil Court, Bahadurgarh  
Distt. Jhajjar (Haryana)



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- SUREPASS INFRA, LLP THRU RAJAN DUBHEY

दावेदार :- SOUTH WEST BEISS PVT LTD THRU RATIKA KANWAR

गवाह 1 :- महेन्द्र लं0

गवाह 2 :- Sukhvinder

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 566 आज दिनांक 24-04-2025 को बही नं 1 जिल्द नं 2681 के पृष्ठ नं 142.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 20 के पृष्ठ संख्या 90 से 92 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 24-04-2025



उप/संयुक्त पंजीयन अधिकारी राई

Shrinder Khatke  
(Advocate)  
Civil Court, Bahadurgarh  
District Jharkhand (Haryana)

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 02/05/2025

Certificate No. G0B2025E3711

GRN No. 131770241



807

Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Surepass infra llp

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*18



**Buyer / Second Party Detail**

Name : South west bliss Private limited

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*18

Purpose : Supplemental Development Agreement

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

**SECOND SUPPLEMENTAL DEVELOPMENT AGREEMENT**

This Second Supplemental Development Agreement ("SSDA") is made and executed and made at Sonipat on this 05<sup>th</sup> day of May 2025 by and between;

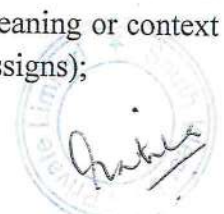
**SUREPASS INFRA LLP** (LLPIN: ACB 1212) (PAN No. AEZFS8401C), a limited liability partnership incorporated and validly existing under the Limited Liability Partnership Act, 2008, and having its registered office at Shop No. 96, K-1 Extn., Mohan Garden, Uttam Nagar, West Delhi, New Delhi 110059, acting through its authorized representative; Mr. Rajan Dubey, who has also been duly authorized and empowered to execute this Agreement vide a unanimous partners resolution dated 22<sup>nd</sup> April 2025 (hereinafter referred to as the "**Landowner**", which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and permitted assigns);

**IN FAVOUR OF**

**SOUTH WEST BLISS PRIVATE LIMITED** (CIN: U68200HR2024PTC123144) (PAN No. ABNCS8610b), a company incorporated and validly existing under the Companies Act 2013 and having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon – 122002, Haryana, India, acting through its authorized representative; Ms. Ratika Kanwar, who has been duly authorized and empowered to execute this Agreement vide a board resolution dated 9<sup>th</sup> August, 2024 (hereinafter referred to as the "**Developer**" which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and assigns);

For SUREPASS INFRA LLP

Authorized Signatory



प्रलेख न:807

दिनांक:05-05-2025

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	राई
गांव/शहर	24-अटेरना
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0B2025E3711	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:131838648 पेस्टिंग शुल्क 3 रुपये
Drafted By: self	Service Charge:200

यह प्रलेख आज दिनांक 05-05-2025 दिन सोमवार समय 2:40:00 PM बजे श्री/श्रीमती /कुमारी  
SUREPASS INFRA LLP THROUGH RAJAN DUBEY निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For SUREPASS INFRA LLP

हस्ताक्षर प्रस्तुतकर्ता

SUREPASS INFRA LLP THROUGH RAJAN DUBEY

उप/संयुक्त पंजीयन अधिकारी ( राई )

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOUTH WEST BLISS-PVT LTD THROUGH RATIKA KANWAR हाजिर है।

प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी ANAND NUM पिता HOSHIYAR SINGH

निवासी RASOI व श्री/श्रीमती /कुमारी . पिता .

निवासी . ने की।

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

दिनांक 05-05-2025

उप/संयुक्त पंजीयन अधिकारी ( राई )

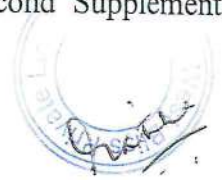
**WHEREAS:**

- A) Vide a Development Agreement dated 22<sup>nd</sup> August 2024 which is registered with the Office of the Sub – Registrar of Assurances at Rai, District Sonipat registered as Document No. 2962 , the Landowner being the Landowner of all this piece or parcel of land or ground admeasuring 124 Kanal, 7 Marla i.e. (approx. 15.54375 Acres) situated at Village: Jakhauli, Tehsil: Rai, District: Sonipat, Haryana, and 31 Kanal 7 Marla (i.e., 3.91875 Acres) situated at Village: Aterna Tehsil: Rai, District: Sonipat, Haryana, total measuring 155 Kanal 14 Marla (approx. 19.4625 acres), as demarcated in Green and Blue Colour in the plan which is **Schedule – 1** thereto and more particularly described in Schedule - 3 thereto ("**Project Lands**") which is same as Schedule – 3 hereto had granted irrevocable development rights unto and in favour of the developer therein i.e., the developer herein at and for a consideration and on the terms and conditions contained therein.
- B) The parties intend to clarify inter-se that the said Development Agreement being an agency coupled with interest in the property rights granted by the Landowners to the Developers under the said Development Agreement is always irrevocable and is stated as irrevocable therein. Parties are executing and registering these presents with a view to further clarify and confirm that the said Development Agreement dated 22<sup>nd</sup> August 2024 registered under Document No. 2692 with the Sub – Registrar of Assurances at Rai, District Sonipat read with the First Supplemental Development Agreement dated 24<sup>th</sup> April 2025 registered under Document No 565 (collectively referred to as "**DA**") is irrevocable and non terminable.
- C) Parties are desirous of reducing to writing the aforesaid clarification.

**NOW THEREFORE THIS SECOND SUPPLEMENTAL DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. Parties agree that the recitals as contained hereinabove shall form an integral and operative part of this Second Supplemental Development Agreement as if the same are set and incorporated herein verbatim.
2. The parties herewith clarify that clause 27.2 of the DA shall be amended and replaced by the following clause:
  - (i) This Agreement is irrevocable. No change or modification/alteration of this Agreement shall be valid unless the same shall be in writing and signed by each of the Parties, and after obtaining prior approval of DTCP Haryana and HRERA Panchkula.
3. This Second Supplemental Development Agreement is supplemental to the said Development Agreement ("**DA**").
4. Save and except as aforesaid, the said Development Agreement is valid, subsisting and binding on the parties and shall always be read with this Second Supplemental Development Agreement.

For SUREPASS INFRA LLP  
 Authorised Signatory





**SCHEDULE 1****DETAILS OF THE SUBJECT LANDS**

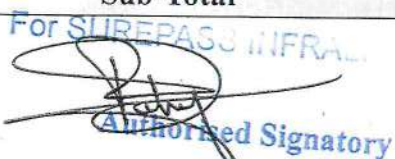
Lands admeasuring 31 Kanal 7 Marla i.e. 3.91875 Acres situated at Village: Aterna, Tehsil: Rai, District: Sonipat, Haryana

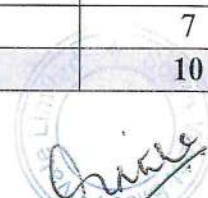
Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
553	2	24 ✓	0	16
	7	2/1/2 ✓	3	12
		2/1/3/1 ✓	0	9
		3/1 ✓	4	16
		3/2/1 ✓	2	2
		4/1 ✓	3	19
		4/2 ✓	3	7
		5 ✓	1	9
		6/1 ✓	0	15
		7/1 ✓	1	2
		8/1/1/1 ✓	0	11
Sub-Total			22	18
553	2	22/2/2 ✓	4	2
		23 ✓	4	7
Sub-Total			8	9
Total			31	7

**DETAILS OF BALANCE LANDS**

Lands admeasuring 124 Kanal 7 Marla (i.e. approx. 15.54375 Acres) situated at Village: Jakholi, Tehsil: Rai, District: Sonipat, Haryana, as more particularly described herein below:

Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
39	140	1/4	0	8
Sub-Total			0	8
634	140	11	8	0
		12	8	0
		20/1	1	11
Sub-Total			17	11
635	140	18	8	0
		19	8	0
		20/2	6	9
		21/1	2	9
Sub-Total			24	18
636	140	21/2/1	5	7
		22/1	7	16
		23/1	3	7
Sub-Total			16	10

For SUPERPASS INFRA  
  
 Authorized Signatory





637	140	21/2/2	0	4
		22/2	0	4
Sub-Total			0	8
638	140	23/2	4	4
	141	15	8	0
		16	8	0
		17	8	0
		24	7	2
		25	8	0
	144	3	8	0
Sub-Total			51	6
807	140	2/4	6	14
		9/2	5	0
		10/1	1	2
		26	0	10
Sub-Total			13	6
Total			124	7

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Signed Sealed and delivered )

By the withinnamed Landowner )

through its authorized representative;

Mr. Rajan Dubey

Witness:

1.

Signed Sealed and delivered )

By the withinnamed Developer

through its authorized representative;

Ms. Ratika Kanwar

Witness:

1.

निवासी सुनातात असा फसल

For SUREPASS INFRACELL

~~Authorized Signatory~~



Sunil P

A circular blue ink stamp. The outer ring contains the text "SUNIL PASRIJA" at the top and "ADVOCATE" at the bottom, separated by two small stars. The center of the stamp features a stylized emblem resembling a pair of crossed arms or a traditional Indian symbol.

Reg. No.

Reg. Year

Book No.

807

2025-2026

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- SUREPASS INFRA LLP THROUGH RAJAN DUBEY

दावेदार :- SOUTH WEST BLISS PVT LTD THROUGH RATIKA KANWAR

गवाह 1 :- ANAND NUM

गवाह 2 :- Sukhvinder

उप/संयुक्त पंजीयन अधिकारी

For SUREPASS INFRA LLP  
Authorised Signatory

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 807 आज दिनांक 05-05-2025 को बही नं 1 जिल्द नं 2682 के पृष्ठ नं 2.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 29 के पृष्ठ संख्या 51 से 52 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 05-05-2025

उप/संयुक्त पंजीयन अधिकारी राई



Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 02/05/2025

Certificate No. G0B2025E3831

GRN No. 131773484



808

Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Surepass infra llp

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*18



**Buyer / Second Party Detail**

Name : South west bliss Private limited

H.No/Floor : 00

Sector/Ward : 00

LandMark : 00

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*18

Purpose : Supplemental Development Agreement

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

**SECOND SUPPLEMENTAL DEVELOPMENT AGREEMENT**

This Second Supplemental Development Agreement ("SSDA") is made and executed and made at Sonipat on this 05<sup>th</sup> day of May 2025 by and between;

**SUREPASS INFRA LLP** (LLPIN: ACB 1212) (PAN No. AEZFS8401C), a limited liability partnership incorporated and validly existing under the Limited Liability Partnership Act, 2008, and having its registered office at Shop No. 96, K-1 Extn., Mohan Garden, Uttam Nagar, West Delhi, New Delhi 110059, acting through its authorized representative; Mr. Rajan Dubey, who has also been duly authorized and empowered to execute this Agreement vide a unanimous partners resolution dated 22<sup>nd</sup> April 2025 (hereinafter referred to as the "**Landowner**", which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and permitted assigns);

**IN FAVOUR OF**

**SOUTH WEST BLISS PRIVATE LIMITED** (CIN: U68200HR2024PTC123144) (PAN No. ABNCS8610b), a company incorporated and validly existing under the Companies Act 2013 and having its registered office at Level 6, Wing B, Two Horizon Centre, Golf Course Road, DLF 5, Sector 43, Gurgaon – 122002, Haryana, India, acting through its authorized representative; Ms. Ratika Kanwar, who has been duly authorized and empowered to execute this Agreement vide a board resolution dated 9<sup>th</sup> August, 2024 (hereinafter referred to as the "**Developer**" which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its partners, successors, representatives and assigns);

For **SUREPASS INFRALLP**

Authorized Signatory



प्रलेख न:808

दिनांक:05-05-2025

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	राई
गांव/शहर	25-जाखौली
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0B2025E3831	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:131838611 पेस्टिंग शुल्क 3 रुपये
Drafted By: SUNIL PASEIJA	Service Charge:200

यह प्रलेख आज दिनांक 05-05-2025 दिन सोमवार समय 2:42:00 PM बजे श्री/श्रीमती /कुमारी  
SUREPASS INFRA LLP THROUGH RAJAN DUBEY निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

For SUREPASS INFRA LLP

Authorized Signatory

हस्ताक्षर प्रस्तुतकर्ता  
SUREPASS INFRA LLP THROUGH RAJAN DUBEY

उप/संयुक्त पंजीयन अधिकारी ( राई )

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOUTH WEST BLISS PVT LTD THROUGH RATIKA KANWAR हाजिर हैं ।  
प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी ANAND NUM पिता HOSHIYAR SINGH  
निवासी RASOI व श्री/श्रीमती /कुमारी . पिता .  
निवासी . ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 05-05-2025

उप/संयुक्त पंजीयन अधिकारी( राई )

**WHEREAS:**

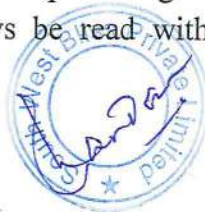
- A) Vide a Development Agreement dated 22<sup>nd</sup> August 2024 which is registered with the Office of the Sub – Registrar of Assurances at Rai, District Sonipat registered as Document No. 2961, the Landowner being the Landowner of all this piece or parcel of land or ground admeasuring 124 Kanal, 7 Marla i.e. (approx. 15.54375 Acres) situated at Village: Jakhauli, Tehsil: Rai, District: Sonipat, Haryana, and 31 Kanal 7 Marla (i.e., 3.91875 Acres) situated at Village: Aterna Tehsil: Rai, District: Sonipat, Haryana, total measuring 155 Kanal 14 Marla (approx. 19.4625 acres), as demarcated in Green and Blue Colour in the plan which is **Schedule – 1** thereto and more particularly described in Schedule - 3 thereto ("**Project Lands**") which is same as Schedule – 3 hereto had granted irrevocable development rights unto and in favour of the developer therein i.e., the developer herein at and for a consideration and on the terms and conditions contained therein.
- B) The parties intend to clarify inter se that the said Development Agreement being an agency coupled with interest in the property rights granted by the Landowners to the Developers under the said Development Agreement is always irrevocable and is stated as irrevocable therein. Parties are executing and registering these presents with a view to further clarify and confirm that the said Development Agreement dated 22<sup>nd</sup> August 2024 registered under Document No. 2691 with the Sub – Registrar of Assurances at Rai, District Sonipat read with the First Supplemental Development Agreement dated 24<sup>th</sup> April 2025 registered under Document No 566 (collectively referred to as "**DA**") is irrevocable and non terminable.
- C) Parties are desirous of reducing to writing the aforesaid clarification.

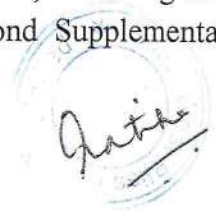
**NOW THEREFORE THIS SECOND SUPPLEMENTAL DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. Parties agree that the recitals as contained hereinabove shall form an integral and operative part of this Second Supplemental Development Agreement as if the same are set and incorporated herein verbatim.
2. The parties herewith clarify that clause 27.2 of the DA shall be amended and replaced by the following clause:
  - (i) This Agreement is irrevocable. No change or modification/alteration of this Agreement shall be valid unless the same shall be in writing and signed by each of the Parties, and after obtaining prior approval of DTCP Haryana and HRERA Panchkula.
3. This Second Supplemental Development Agreement is supplemental to the said Development Agreement ("**DA**").
4. Save and except as aforesaid, the said Development Agreement is valid, subsisting and binding on the parties and shall always be read with this Second Supplemental Development Agreement.

For SUREPASS INFRA LLP

  
Authorized Signatory



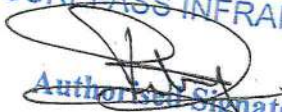




**SCHEDULE 1****DETAILS OF THE SUBJECT LANDS**

Lands admeasuring 124 Kanal 7 Marla (i.e. approx. 15.54375 Acres) situated at Village: Jakholi, Tehsil: Rai, District: Sonapat, Haryana, as more particularly described herein below:

Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
39	140	1/4	0	8
Sub-Total			0	8
634	140	11	8	0
		12	8	0
		20/1	1	11
Sub-Total			17	11
635	140	18	8	0
		19	8	0
		20/2	6	9
		21/1	2	9
Sub-Total			24	18
636	140	21/2/1	5	7
		22/1	7	16
		23/1	3	7
Sub-Total			16	10
637	140	21/2/2	0	4
		22/2	0	4
Sub-Total			0	8
638	140	23/2	4	4
	141	15	8	0
		16	8	0
		17	8	0
		24	7	2
		25	8	0
	144	3	8	0
Sub-Total			51	6
807	140	2/4	6	14
		9/2	5	0
		10/1	1	2
		26	0	10
Sub-Total			13	6
Total			124	7

For SUREPASS INFRALLP  
  
 Authorized Signatory





### DETAILS OF BALANCE LANDS

Lands admeasuring 31 Kanal 7 Marla i.e. 3.91875 Acres situated at Village: Aterna, Tehsil: Rai, District: Sonipat, Haryana.

Khewat No.	Rect. No.	Killa No.	Area	
			Kanal	Marla
553	2	24	0	16
	7	2/1/2	3	12
		2/1/3/1	0	9
		3/1	4	16
		3/2/1	2	2
		4/1	3	19
		4/2	3	7
		5	1	9
		6/1	0	15
		7/1	1	2
		8/1/1/1	0	11
Sub-Total		22	18	
553	2	22/2/2	4	2
		23	4	7
Sub-Total		8	9	
Total			31	7

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Signed Sealed and delivered )

By the withinnamed Landowner )

through its authorized representative;

Mr. Rajan Dubey

*Signature*

For SUREPASS INFRA LLP

Authorized Signatory

Witness:

1. \_\_\_\_\_

Signed Sealed and delivered )

By the withinnamed Developer )

through its authorized representative;

Ms. Ratika Kanwar

*Signature*

Witness:

1. \_\_\_\_\_

*सुरेश चंद २५ गी जमनाल*  
*निवासी - सुतामारा जिला श्री जल*



Reg. No.

Reg. Year

Book No.

808

2025-2026

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता :- SUREPASS INFRA LLP THROUGH RAJAN DUBEY

दावेदार :- SOUTH WEST BLISS PVT LTD THROUGH RATIKA KANWAR

गवाह 1 :- ANAND NUM आनन्द

गवाह 2 :- , \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 808 आज दिनांक 05-05-2025 को बही नं 1 जिल्द नं 2682 के पृष्ठ नं 3 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 29 के पृष्ठ संख्या 53 से 55 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 05-05-2025

उप/संयुक्त पंजीयन अधिकारी राई

