

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 27/03/2024

Certificate No. G0272024C2207

GRN No. 114633347

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Namo Lands PvtLtd

H.No/Floor : 95

Sector/Ward : Nil

LandMark : 2nd floor kailash hills

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 89\*\*\*\*\*06



## Buyer / Second Party Detail

Name : Krisumi Corporation PvtLtd

H.No/Floor : 3rd

Sector/Ward : 53

LandMark : Central plaza mall golf course road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 89\*\*\*\*\*06

Purpose : ADDENDUM TO COLLABORATION 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>

## ADDENDUM TO COLLABORATION AGREEMENT

Type of Deed	ADDENDUM TO COLLABORATION AGREEMENT
Stamp Duty	Rs. 101/-
E Stamp Number and Date	G0272024C2207 dt. 27-03-2024
Reg. Fee GRN No	114658883 /103/-
Stamp Duty issues by	Online
Name of Village	Harsaru

For NAMO LANDS PVT. LTD.

*[Signature]*  
Authorised Signatory

For KRISUMI CORPORATION PVT. LTD.

*[Signature]*  
Director / Authorised Signatory

प्रलेख न:11832

दिनांक:27-03-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील हरसरु

गांव/शहर हरसरु

धन संबंधी विवरण

राशि 10 रुपये

स्टाम्प इयूटी की राशि 3 रुपये

स्टाम्प नं : G0272024C2207

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:114658883

पेस्टिंग शुल्क 3 रुपये

Drafted By: DEEPAK KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-03-2024 दिन बुधवार समय 4:17:00 PM बजे श्री/श्रीमती /कुमारी

MS NAMO LANDS PRIVATE LIMITED thru VIPIN JAIN OTHER निवास SHAHDARA DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

MS NAMO LANDS PRIVATE LIMITED



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru RAMBIROTHAR हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता NARESH KUMAR निवासी ADV GGM व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता ARJUN DASS निवासी ADV GGM 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)

संयुक्त सब रजिस्ट्रार  
हरसरु, गुरुग्राम

## ADDENDUM TO COLLABORATION AGREEMENT

This Addendum Agreement ("Addendum Agreement") to the Collaboration Agreement dated 05.03.2024, is executed on this 27<sup>th</sup> day of March 2024 at Gurugram, Haryana;

### **BETWEEN**

**NAMO LANDS PRIVATE LIMITED**, (CIN: U45400DL2012PTC233148, PAN AADCN9522A), a company incorporated under the Companies Act, 2013, having its registered office at 95, 2nd Floor, Kailash Hills, New Delhi 110065, through its authorized signatory Mr. Vipin Jain, S/o Digamber Jain, Resident of E459, UGF Left Side, Durga Gali, East Babar, Pur, Shahdara, North East, Delhi 110032 (Adhaar Number 8643 3812 0621), duly authorized vide board resolution passed in the board meeting held on 29.02.2024 (hereinafter referred to as "NLPL" or the "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and permitted assigns), being party of the FIRST PART;

### **AND**


**KRISUMI CORPORATION PRIVATE LIMITED**, a company incorporated under the Companies Act, 2013, having its registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector -53, Gurgaon, Haryana 122001, through its authorized signatory Mr. Rambir, S/o Ashok Kumar, Resident of VPO Badsa Tehsil Badli, District Jhajjar, Haryana (Adhaar number 3838 8900 0366) duly authorized vide board resolution passed in the board meeting held on 29.02.2024 (hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and permitted assigns), being party of the SECOND PART.

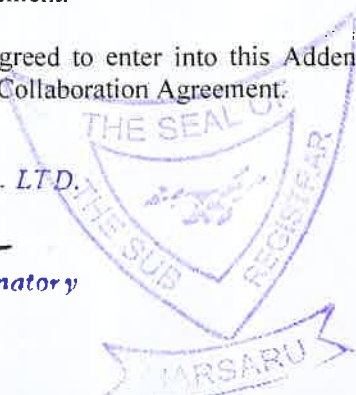
The Land Owner and the Developer are hereinafter individually referred to as "Party" and jointly as "Parties".

### **WHEREAS:**

- A. The Parties have executed a Collaboration Agreement dated 05.03.2024 (the "Collaboration Agreement") under which the Land Owner irrevocably granted, conveyed and assigned to the Developer and the Developer acquired from the Land Owner, the exclusive Development Rights, Project FSI, and Total Project FSI with respect to the Namo Project and the Namo Land along with all rights, entitlements, benefits, interests, easements, titles, privileges appurtenant thereto, free from any and all Encumbrances, and right to plan, design, develop and construct, market, sell, launch, convey, transfer, lease, license, dispose, monetise, operate, manage and like of the Namo Project, Project FSI, Total Project FSI and units/ areas constructed and developed on the Namo Land. The said Collaboration Agreement is registered vide document No. 11115 in book No. 1, Vol No. 75 on page No, 119.25, and a copy of it is pasted in additional book No. 1, Vol No. 1663 on pages 40-42, in the office of joint registrar officer, Harsaru on 05.03.2024.
- B. The DTCP vide Memo No. LC-2819-C/JE(SK)/2024/9544, dated 14.03.2024, issued a letter of intent in reference to the application dated 15.01.2024, filed by the Developer in respect of Namo Land. Pursuant to which, certain amendments are required to be carried out in the said Collaboration Agreement.
- C. The Parties have agreed to enter into this Addendum Agreement to record in writing the amendments to the Collaboration Agreement.

For NAMO LANDS PVT. LTD.

  
Authorised Signatory



For KRISUMI CORPORATION PVT. LTD. 2

  
Director / Authorised Signatory

Reg. No.

Reg. Year

Book No.

11832

2023-2024

1



पेशकर्ता



दावेदार



गवाह



उप/सयुक्त पंजीयन अधिकारी  
हरसरु

पेशकर्ता :- thru VIPIN JAINOTHER MS NAMO LANDS PRIVATE LIMITED

दावेदार :- thru RAMBIROTHERRKRISUMI CORPORATION PRIVATE LIMITED

गवाह 1 :- DEEPAK KUMAR

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11832 आज दिनांक 27-03-2024 को बही नं 1 जिल्द नं 76 के पृष्ठ नं 98.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1684 के पृष्ठ संख्या 7 से 9 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 27-03-2024

उप/सयुक्त पंजीयन अधिकारी हरसरु

हरसरु, मुख्यग्राम



**NOW, THEREFORE, IN LIGHT OF MUTUAL PROMISES AND CONSIDERATIONS AS CONTAINED HEREUNDER, THIS ADDENDUM AGREEMENT RECORDS AS UNDER:**

1. The Developer shall be responsible for compliance with all the terms and conditions of license provision under the IIDRUA Act and IIDRUA Rules till the grant of final completion certificate with respect to the Namo Project or relieved of the responsibility by the DTCP, whichever is earlier.
2. The Parties shall abide by all the terms and conditions of the license granted by DTCP including all and/or any other condition imposed by DTCP from time to time thereafter.
3. Any change, modification or alteration or any amendment, whatsoever, in the Collaboration PAgreement shall be made only with mutual written consent of the Parties hereto before the grant of Letter of Intent/ In-principle approval of license by DTCP. However, upon grant of letter of Intent/ licence, the Collaboration Agreement is irrevocable and any change, alteration, modification, etc., in the Collaboration Agreement shall be effected by the Parties only upon obtaining prior approval of the DTCP.

4. Clause 3.3.8 of the Collaboration Agreement shall be replaced and read as under:

3.3.8 If the Second Tranche Conditions Precedent are not satisfied by the Land Owner, or waived by the Developer on, or, before the Second Tranche Long Stop Date, then the Land Owner shall, within a period of 60 (sixty) days from the Second Tranche Long Stop Date, refund to the Developer:

The (i) First Tranche Security Deposit paid by the Developer to the Land Owner; (ii) stamp duty and registration charges paid by the Developer on this Agreement; (iii) any amount paid by the Developer towards EDC/ IDW to either the Land Owner or the DTCP; and (iv) any amounts or charges incurred by the Developer towards any Governmental Authority including any charges paid to the bank for providing bank guarantees to DTCP for EDC/ IDW; (i), (ii), (iii) and (iv) stated aforesaid are collectively referred to as the "**Second Tranche Refundable Amounts**") along with an interest of 9% (nine percent) per annum which shall be calculated from the date of actual expenditure by the Developer for the aforesaid till the receipt of such Second Tranche Refundable Amount to the Developer ("**Second Tranche Outstanding Amount**").

5. The provision at Clause 3.3.9 of the Collaboration Agreement shall be deleted in its entirety and left blank.
6. The provision at Clause 3.3.10 of the Collaboration Agreement shall be deleted in its entirety and left blank.
7. The provision at Clause 3.3.11 of the Collaboration Agreement shall be replaced and read as under:

3.3.11 In the event of any delay in payment of the said Second Tranche Outstanding Amount by the Land Owner, the Land Owner shall pay the Second Tranche Outstanding Amount with an interest at the rate of 18% (eighteen percent) per annum for the period of delay beyond the said 60 (sixty) days as set out in Clause 3.3.8 above. Unless the entire amount of the Second Tranche Outstanding Amount along with the

For NAMO LANDS PVT, LTD.

  
Authorised Signatory

For KRISUMI CORPORATION PVT. LTD.

  
Director / Authorised Signatory



applicable interest is received by the Developer from the Land Owner, the Land Owner shall have no right to sell, transfer, create Encumbrance on the Namo Land and the rights therein, in any manner, whatsoever, except with the prior approval of the Developer. Till the said Second Tranche Outstanding Amount along with interest are not refunded and received by the Developer in full, the Developer shall have the lien over the Namo Land.

8. The provision at Clause 3.3.12 of the Collaboration Agreement shall be replaced and read as under:

3.3.12 Further, in the event, the Developer does not revert within 15 (fifteen) days of receipt of Second Tranche Conditions Precedent Fulfilment Notice, then the interest payable by the Land Owner to the Developer in terms of Clause 3.3.11 above, shall not be applicable for the period beyond 15 (fifteen) days, during which the Developer has delayed to revert to the Land Owner on Second Tranche Conditions Precedent Fulfilment Notice.

9. The provision at Clause 3.3.13 of the Collaboration Agreement shall be replaced and read as under:

3.3.13 In the event the Developer decides to extend the Second Tranche Long Stop Date, then the Land Owner shall complete the Second Tranche Conditions Precedent within such extended date decided by the Developer

10. In Clause 4.2.4 of the Collaboration Agreement, the following lines shall be and stand deleted:


In the event, post the expiry of the grace period, the Developer fails to pay the Second Tranche Security Deposit or Third Tranche Security Deposit, as the case may be, along with interest to the Land Owner, then the rights, interest, entitlements and permissions including Development Rights granted to the Developer by the Land Owner under this Agreement and GPA shall be terminated by the Land Owner; and the First Tranche Security Deposit shall stand forfeited and other amounts including the Second Tranche Security Deposit, if paid by the Developer, shall be refunded by the Land Owner to the Developer, without any demur or cavil; and upon receipt of refund of such amounts, the Developer shall handover the possession of the Namo Land to the Land Owner in the same condition as has been received by the Developer from the Land Owner.

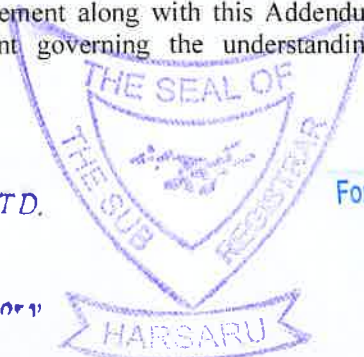
11. The Parties agree that inadvertently, at the time of execution of the Collaboration Agreement, the clause numbering of the clause titled '*Development Rights*' on page 12, which was to be numbered as Clause '2', got deleted/ omitted, due to which sub-clauses under the heading '*Development Rights*' got numbered under Clause 1 instead of Clause 2, and in view thereof, the numbering of subsequent clauses and sub-clauses in the entire Collaboration Agreement got affected and has led to incorrect cross-referencing of clauses. Therefore, the Parties hereby agree that the cross references of clauses in certain provisions across the Collaboration Agreement shall stand amended and be construed as detailed in the table attached as **Annexure A** to this Addendum Agreement.

12. **Miscellaneous:**

- 12.1. The Collaboration Agreement along with this Addendum Agreement constitutes the entire Collaboration Agreement governing the understanding between the Parties under the arrangement.

For NAMO LANDS PVT. LTD.

  
Authorised Signatory



For KRISUMI CORPORATION PVT. LTD.

  
Director / Authorised Signatory

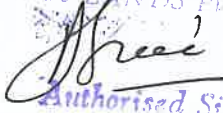




- 12.2. Unless repugnant to the context hereof, upper-case/ capitalised terms used but not defined in this Addendum Agreement shall have, for all purposes of this Addendum Agreement, the meanings given thereto in the Collaboration Agreement unless the context explicitly requires otherwise.
- 12.3. The Parties hereby mutually agree that except as specifically set forth herein in this Addendum Agreement, all the other clauses in the Collaboration Agreement shall remain unaltered and in full force and effect.
- 12.4. Each Party represents and warrants to the other Party that this Addendum Agreement has been duly authorized, executed and delivered by it and constitutes a valid and legally binding agreement with respect to the subject matter contained herein. This Addendum Agreement shall not be modified or rescinded except in writing signed by the Parties.
- 12.5. The Parties expressly agree that in the event of any dispute or discrepancy between the terms of the Collaboration Agreement and this Addendum Agreement, the terms of this Addendum Agreement shall prevail to the extent of such conflict in respect of the matters envisaged herein.
- 12.6. This Addendum Agreement shall form an integral part of the Collaboration Agreement and shall be read along with the Collaboration Agreement. All references in the Collaboration Agreement to "this Agreement" shall include the reference to this Addendum Agreement and the said Collaboration Agreement, wherever the context so requires.
- 12.7. This Addendum Agreement shall become effective from **27<sup>th</sup> March 2024**, and constitutes in all respects an integral part of the Collaboration Agreement.

**[Rest of the Page is Intentionally Left Blank. Execution Page and Annexure to follow.]**

For NAMO LANDS PVT. LTD.

  
Authorised Signatory

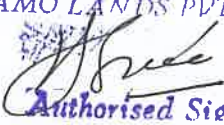



For KRISUMI CORPORATION PVT. LTD.

  
Director / Authorised Signatory





IN WITNESSES WHEREOF THE PARTIES HERE UNTO HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST WRITTEN ABOVE.

<b>Land Owner</b>  <b>NAMO LANDS PRIVATE LIMITED</b>  <i>For NAMO LANDS PVT. LTD.</i>  <i>Authorised Signatory</i>  Signature: _____ Name: Mr. Vipin Jain Designation: Authorised Signatory	<b>Developer</b>  <b>KRISUMI CORPORATION PRIVATE LIMITED</b> <i>For KRISUMI CORPORATION PVT. LTD.</i>  <i>Director / Authorised Signatory</i>  Signature: _____ Name: Mr. Rambir Designation: Authorised Signatory
<b>Witness 1:</b>   Signature: <u>Deepak Kumar</u> Name: <u>Advocate</u> Address: <u>Distt Court, Gurugram</u>	<b>Witness 2:</b>   Signature: _____ Name: <u>MANOJ KUMAR</u> Address: <u>Aditya Park</u>

Drafted by Me as per  
Instruction of Both Parties  
DEEPAK KUMAR (Advocate)  
Distt. Court, Gurugram



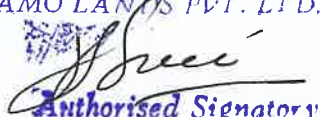


## ANNEXURE A

### Amendments to Cross References of Clauses under the Collaboration Agreement dated 05.03.2024

S. No.	Clause	Old Cross Reference Clause	New Cross Reference Clause
1.	1.1.13 (vii)	6.1	5.1
2.	1.1.15	5.3.1	4.3.1
3.	1.1.16	14.1.1	13.1.1
4.	1.1.17	5.3.2	4.3.2
5.	1.1.21	2.9	1.11
6.	1.1.22	5.2.1(i)	4.2.1(i)
7.	1.1.33	5.3.2	4.3.2
8.	1.1.34	14.2.1	13.2.1
9.	1.1.35	5.3.1	4.3.1
10.	1.1.36	5.3.2	4.3.2
11.	1.1.41	9.1	8.1
12.	1.1.47	9.2	8.2
13.	1.1.53	9.2	8.2
14.	1.1.55	4.3.4	3.3.4
15.	1.1.57	4.2	3.2
16.	1.1.58	5.2.2	4.2.2
17.	1.1.59	5.1	4.1
18.	1.1.63	4.5.1	3.5.4
19.	1.1.64	4.5.8	3.5.8
20.	1.1.65	4.4	3.4
21.	1.1.66	5.2.3	4.2.4
22.	1.1.68	7.7	6.7
23.	1.1.69	9.2	8.2
24.	3.3.4	4.3.1	3.3.1
25.	3.3.4	4.3.2	3.3.2
26.	3.3.4	4.3.3	3.3.3
27.	3.3.5	4.3.4	3.3.4
28.	3.5.4	4.5.1	3.5.1
29.	3.5.4	4.5.2	3.5.2
30.	3.5.4	4.5.3	3.5.3
31.	3.5.5	4.5.4	3.5.4
32.	4.1	5.2	4.2
33.	4.1	5.3	4.3
34.	4.2.4	5.2.2	4.2.2
35.	4.2.4	5.2.3	4.2.4
36.	4.2.7	5.2.3	4.2.4
37.	4.2.8	5.2.3	4.2.4
38.	9.1.14	14.1.1	13.1.1
39.	9.2.1	3.1	2.3
40.	9.2.1	10.1.1	9.1.1
41.	9.2.6	3.1	2.3
42.	9.2.6	10.1.1	9.1.1
43.	10.2.4	8	7

For NAMO LANDS PVT. LTD.

  
Authorised Signatory

For KRISUMI CORPORATION PVT. LTD.

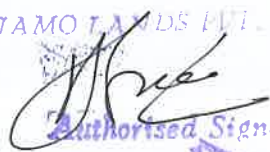
  
Director / Authorised Signatory





44.	11.2 (i) (b)	12.4	11.4
45.	11.3 (i) (d)	12.4	11.4
46.	11.3 (ii) (b)	12.4	11.4
47.	13.1.2	14.1.1	13.1.1
48.	13.2.2	14.2.1	13.2.1
49.	Subject of Annexure II Part A	4.3	3.3
50.	Clause (i) of Annexure II Part A	4.2	3.2
51.	Subject of Annexure II Part B	4.5	3.5
52.	Clause (i) of Annexure II Part B	4.4	3.4

For NAMO LANDS PVT. LTD.

  
Authorised Signatory

For KRISUMI CORPORATION PVT. LTD.

  
Director / Authorised Signatory



