

**Indian-Non Judicial Stamp
Haryana Government**

Non Judicial Date : 16/06/2025

Certificate No. G0P2025F1242 Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 133829035 Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Mlt Propmart Pvt Ltd
 H.No/Floor : Na Sector/Ward : 48 LandMark : Na
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone: 95*****20

Buyer / Second Party Detail

Name : St Patricks realty Private limited
 H.No/Floor : Na Sector/Ward : 48 LandMark : Na
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone : 95*****20

Purpose : SUPPLEMENTARY COLLABORATION AGREEMENT

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

SUPPLEMENTARY COLLABORATION AGREEMENT

This Supplementary Collaboration Agreement ("Agreement") is executed on 17th day of June, 2025 at Sohna, Distt. Gurugram, Haryana.

BY AND BETWEEN:

MLT Propmart Pvt. Ltd. (CIN No. U70100HR2017PTC117955, PAN No. AAKCM9066F), a company incorporated under the Companies Act, 2013 having its registered office at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurugram, Haryana-122018, through its Authorized Representative Mr. Anil Kumar Meena (Aadhar No. 6393 5527 9437) who has been duly authorized in this regard vide board resolution dated 19.05.25 (hereinafter referred as "Owner/Landowner", which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the One Part;

AND



प्रलेख न:3437

दिनांक:17-06-2025

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील सोहना
गांव/शहर Dhunela

धन संबंधी विवरण

राशि 10 रुपये
स्टाम्प न : GOP2025F1242
रजिस्ट्रेशन फीस की राशि 100 रुपये
EChallan:135485859
पेस्टिंग शुल्क 3 रुपये
स्टाम्प इयूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
Drafted By MAHESHPAL ADV
Service Charge:200


यह प्रलेख आज दिनांक 17-06-2025 दिन मंगलवार समय 2:41:00 PM बजे श्री/श्रीमती /कुमारी
MLT PROP MART PVT LTD thru ANIL KUMAR MEENA OTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।


हस्ताक्षर प्रस्तुतकर्ता
MLT PROP MART PVT LTD




उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ST PATRICKS REALTY PVT.LTD. thru DEV DUTT OTHER हाजिर है। प्रस्तुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRICHAND NUMBARDAR पिता
निवासी ALIPUR व श्री/श्रीमती /कुमारी SUBHASH CHAND PANCH पिता
निवासी RAHAKA 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 (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

St. Patricks Realty Private Limited, (CIN No. U45200HR2008PTC037964, PAN No. AAMCS1877J), a Company incorporated under the Companies Act, 1956 having its registered office at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurugram, Haryana-122018, through its authorized signatory Mr. Devdutt (Aadhar No. 7351 2294 7356) duly authorized in this regard vide board resolution dated 09.05.25 (hereinafter referred to as the "**Developer**", which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include its successor and assigns) of the Second Part.

The Landowner and the Developer hereinafter shall be individually referred to as "**the Party**" and collectively as "**the Parties**".

WHEREAS,

- A. The Parties had entered into and registered irrevocable Collaboration Agreement with respect to land **admeasuring 26 Kanal 15 Marla 4 Sarsai or 3.34688 acres** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 (hereinafter referred to as "**Project Land**") owned by Landowner with the Developer vide registration No. 10792 dated 18.01.2023 registered at the office of Sub-Registrar Sohna, Distt. Gurugram (hereinafter referred to as "**Collaboration Agreement**"). The Developer after obtaining the necessary license and approvals from the competent authority shall carve out residential plotted colony/group housing/commercial colony/IT/ITES (herein after referred to as "**Unit**".) on the Project Land;
- B. As per the terms and conditions of the Collaboration Agreement, the Landowner has also executed registered irrevocable General Power of Attorney bearing Vasika No. 162 dated 18.01.2023, registered in the office of Sub-Registrar, Sohna, Gurugram ("GPA"). Vide the said GPA, the Landowner had given absolute rights to the Developer to enter into booking application, agreement for sale, to allot, transfer, alienate, sell, convey/transfer, any unit with or without proportionate land, receive sale consideration, receipts and handover possession of the any Units as curved out over the Project Land.
- C. Now both the Parties have agreed mutually agreed to amend the terms and conditions in respect of discharge of consideration between the parties as defined in the Clause 2.2 of the Collaboration Agreement.

In continuation of the Collaboration Agreement, the Parties have mutually agreed to amend the relevant terms and conditions of the Collaboration Agreement detailed as under;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, THE PARTIES HERETO AGREE TO AMEND THE TERMS AND CONDITIONS OF THE SAID COLLABORATION AGREEMENT, WHICH ARE AS FOLLOWS:



Reg. No.

Reg. Year

Book No.

3437

2025-2026

1



पेशकर्ता



दावेदार



गवाह

संयुक्त सब रजिस्ट्रार
सोहना

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ANIL KUMAR MEENAOOTHER MLT PROPMART PVT LTD

दावेदार :- thru DEVDUTTOTHERST PATRICKS REALTY PVT. LTD

गवाह 1 :- SHRICHAND NUMBARDAR

गवाह 2 :- SUBHASH CHAND PANCH

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3437 आज दिनांक 17-06-2025 को बही नं 1 जिल्द नं 33 के पृष्ठ नं 22.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1068 के पृष्ठ संख्या 86 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 हैं।

दिनांक 17-06-2025

उप/संयुक्त पंजीयन अधिकारी सोहना

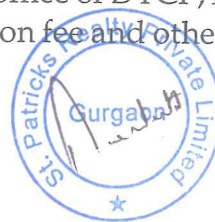
संयुक्त सब रजिस्ट्रार
सोहना

1. That the Clause 2.2 of Collaboration Agreement, in respect of allocation of units being developed on the Project Land to the Landowner by the Developer, is deleted and is replaced and shall stand substituted by the clause as below:

"2.2 Both the Parties have agreed that the Developer shall share the 20% Net Revenue from booking, allotting, conveying/transferring, alienating, selling of Units in the Project being developed on the Project Land with the Landowner against their complete allocation which exclude the GST. The revenue shares of the Landowner and the Developer shall accrue and arise for discharge of consideration inter-se upon receipt of the Occupation Certificate / Completion Certificate for the Project; and the respective share of each party shall be ascertained based on the Net Revenue for the entire Project as on the date of receipt of Occupation Certificate / Completion Certificate and will be settled in the relevant financial year accordingly. The Developer shall share / provide to the Landowner the workings, backup information supporting the computation of revenue share of the Landowner.

"Net Revenue" means box price of the Unit excluding GST and IFMSD.

2. Both the Parties have agreed that the relevant terms of the Collaboration Agreement shall stand amended / modified/substituted to the effect as mentioned herein above and henceforth this Agreement shall be treated as an integral part of the Collaboration Agreement. Any of the terms or conditions of the Collaboration Agreement which may be in contradiction to the terms of this Agreement shall stand amended / modified/ substituted and shall be construed or interpreted in consonance and harmony with the terms of this Agreement. The all other terms and conditions of the Collaboration Agreement shall remain in full force and applicable as it is, without any change.
3. That the Landowner, if required by the Developer at any point of time, shall execute and get registered amended irrevocable General Power of Attorney for the said Project Land in favour of the Developer to give effect to the intent and purposes of the Agreement.
4. Irrespective of any inconsistency of the clauses of the Collaboration Agreement and this Agreement, the the Collaboration Agreement and this Agreement and GPA are irrevocable in nature.
5. This supplementaory Agreement shall be integral part of Collaboration Agreement and always be read together.
6. The Parties agree and declare that other than the changes, modification and additions as stipulated herein this Agreement all other terms and conditions of the Collaboration Agreement shall mutatis mutandis remain applicable and binding.
7. That any change, modification or alteration or amendment, whatsoever, to the terms of said Collaboration Agreement including this Agreement shall be done only after obtaining prior approval/permission from the office of DTCP, Haryana.
8. The Developer shall pay the cost of stamp duty, registration fee and other charges for execution and registration of this Agreement.





This Agreement has been executed between the Parties with their free will, volition, consent and without any undue influence or coercion from either side, in the presence of following witnesses.

Drafted by. *[Signature]*

LANDOWNER



For MLT Propmart Pvt. Ltd.
Authorized Signatory



For St. Patricks Realty Private Limited
Authorized Signatory

WITNESS :1

[Signature]

SHRI CHAND NAMBARDAR
Village Alipur, Teh. Sohna
Distt. Gurugram (HR)

WITNESS :2

[Signature]
WITNESS

SUBHASH CHAND S/O DHARMPAL
Vill. Rahaka, Teh. Sohna, Gurugram

WITNESS
SUBHASH CHAND S/O DHARM PAL
Vill. Rahaika, Teh. Sonna, Gurgaon

