



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 30/10/2017

Certificate No. G0302017J64



Stamp Duty Paid : ₹ 29200000  
(Rs. Only)

GRN No. 31170303



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Orris Infrastructure Pvt Ltd  
 H.No/Floor: Rz Sector/Ward: D-5 LandMark: Mahavir enclave  
 City/Village: New delhi District: South west State: Delhi  
 Phone: 9971023333 Others: Etc



**Buyer / Second Party Detail**

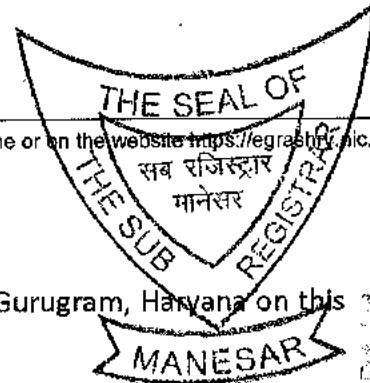
Name: Godrej Developers And properties llp  
 H.No/Floor: 3rdfloor Sector/Ward: 44 LandMark: Um house plot no 35 tower a  
 City/Village: Gurugram District: Gurugram State: Haryana  
 Phone: 0000000000

Purpose: Development Agreement

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

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT DATED** is made and executed in Gurugram, Haryana on this  
31st October 2017



BETWEEN

**Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal** all Son of Sh. Chandgi resident of village Chakarpur Tehsil & District Gurgaon (hereinafter collectively referred to as "Land Owner - 1", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, nominees, successors in interest, and permitted assigns), acting through their Attorney **Orris Infrastructure Private Limited**, duly constituted vide a registered General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 (the said Attorney is represented herein through Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27th October 2017) of the **FIRST PART**;

For Orris Infrastructure Pvt. Ltd.  
 Godrej Developers & Properties LLP

*(Signature)*  
 Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

*(Signature)*  
 Authorized Signatory

*(Signature)*  
 Authorized Signatory

Authorized Signatory

For Land & Housing Pvt. Ltd.  
 Authorized Signatory

Authorized Signatory

City Land & Housing Pvt. Ltd.  
 Asme Bulding Pvt. Ltd.  
 Authorized Signatory  
 Authorized Signatory


Authorized Signatory  
 Authorized Signatory


<u>डीड संबंधी विवरण</u>	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील Manesar	गांव/शहर Huda Sectors
<u>भवन का विवरण</u>	
<u>भूमि का विवरण</u>	
<u>धन संबंधी विवरण</u>	
राशि 146,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 29,200,000.00 रुपये
E-Stamp स्टाम्प न. g0302017j64	स्टाम्प की राशि 29,200,000.00 रुपये DFC: JHHNGJGJ
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 31/10/2017 दिन मंगलवार समय 11:37:00AM बजे श्री/श्रीमती/कुमारी Orris Infrastructure Pvt.Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी RZ-D-5, Mahavir Enclave, Nd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता 

  
उप/संयुक्त पंजीयन अधिकारी


Joint Sub Registrar  
Manesar

श्री Orris Infrastructure Pvt.Ltd. thru Thru Amit Gupta(OTHER), Acme Buildwell Pvt.Ltd. thru Thru Sanjay Aggarwal(OTHER), Elegend Land & Housing Pvt.Ltd. thru Thru Sanjay Aggarwal(OTHER), Crazy Land 7 Housing Pvt.Ltd. thru (OTHER), Merlin Land & Housing Pvt.Ltd thru (OTHER), Oscar Land & Housing Pvt.Ltd. thru (OTHER)


उपरोक्त पेशकर्ताव श्री/श्रीमती/कुमारी Thru Vidush Arya दख्खर हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दख्खर ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Manjeet Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Amrik Singh निवासी के-1 श्री/श्रीमती/कुमारी Jitender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kehri Singh निवासी 1157, Sec-15, Sonipat ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 31/10/2017

  
उप/संयुक्त पंजीयन अधिकारी  
Joint Sub Registrar  
Manesar

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रत [jamabandi.nic.in](http://jamabandi.nic.in) पर डाल दी गई है।

  
उप/संयुक्त पंजीयन अधिकारी

Joint Sub Registrar  
Manesar



AND

**Elegant Land & Housing Private Limited, (CIN: U70101DL2006PTC148571) (PAN - AABCE8491R)** a company registered under the Companies Act, 1956 having its registered office at WZ 172, Palam Colony, New Delhi - 110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27th October 2017 (hereinafter referred to as "Land Owner - 2", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SECOND PART**;

AND

**Acme Buildwell Private Limited, (CIN: U74899DL2005PTC137500) (PAN AAFA3455M)** a company registered under the Companies Act, 1956 having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27th October 2017 (hereinafter referred to as "Land Owner - 3", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **THIRD PART**;


AND

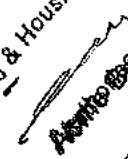
**S. M. Buildcon Private Limited, (CIN: U45201DL1998PTC095063) (PAN - AAFC52824L)** a company registered under the Companies Act, 1956 having its registered office at H NO 54 VILLAGE ZONAUR MEHRAULI NEW DELHI DL 110047 IN, New Delhi - 110047, acting through its Attorney **Orris Infrastructure Private Limited**, duly constituted *vide* a registered General Power of Attorney bearing document no. 65 dated 30<sup>th</sup> December 2016 (the said Attorney is represented herein through its Director **Mr. Amit Gupta** duly authorized *vide* its board resolution dated 27th October 2017 (hereinafter referred to as "Land Owner - 4", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **FOURTH PART**;

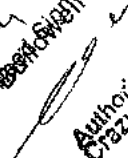
AND

**Crazy Land & Housing Private Limited, (CIN: U45201DL2005PTC138089) (PAN - AACCC6557H)** a company registered under the Companies Act, 1956 having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27th October 2017 (hereinafter referred to as "Land Owner - 5", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **FIFTH PART**;

AND

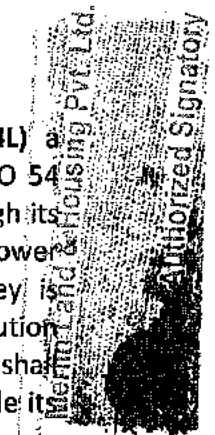
  
Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Acme Buildwell Pvt. Ltd.  
Authorized Signatory

VA

Godrej Developers & Properties LLP  
Authorized Signatory

  
Orris Infrastructure Pvt. Ltd.  
Authorized Signatory



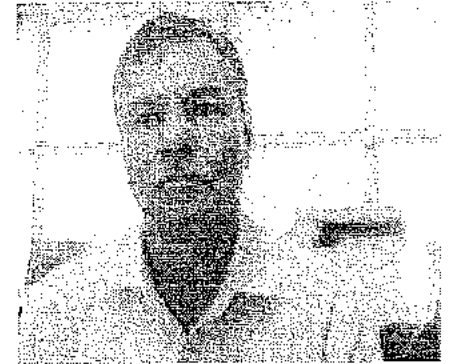
पेशकता



दावेदार



गवाह



उप /सयुक्त पेंजीयन अधिकारी

**Merlin Land & Housing Private Limited, (CIN: U70109DL2006PTC149933) (PAN - AAACO7952N)** a company registered under the Companies Act, 1956, having its registered office at RZ – D – 5, Mahavir Enclave, New Delhi – 110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its board resolution dated 27th October 2017 (hereinafter referred to as “**Land Owner - 6**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SIXTH PART**;

**AND**

**Oscar Land & Housing Private Limited, (CIN: U45201DL2005PTC144009 ) (PAN -AAECM7249N)** a company registered under the Companies Act, 1956, having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its board resolution dated 27th October 2017 (hereinafter referred to as “**Land Owner - 7**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SEVENTH PART**;

**AND**

**Orris Infrastructure Private Limited, (CIN: U70109DL2006PTC151295) (PAN AAACO8494P),** a company registered under the Companies Act, 1956, having its registered office at RZ-D-5, Mahavir Enclave, New Delhi-110045 acting through its Director **Mr. Amit Gupta**, duly authorized *vide* its board resolution dated 21<sup>st</sup> January 2017 (hereinafter referred to as “**OIPL**”, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **EIGHTH PART**;

**AND**

**Godrej Developers & Properties LLP, (LLPIN: AAD 7997) (PAN – AAOFG3726F)** a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, Maharashtra and regional office at 3<sup>rd</sup> Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurgaon 122002, Haryana (hereinafter referred to as the “**LLP**” or the “**Developer**” or “**GPL**”), through its authorised signatory **Mr. Vidush Arya** duly authorized *vide* its resolution dated 1<sup>st</sup> September 2017 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns) of the **NINTH PART**;

Land Owner 1, Land Owner 2, Land Owner 3, Land Owner 4, Land Owner 5, Land Owner 6 and Land Owner 7 are hereinafter collectively referred to as the “**Land Owners**”.

Land Owners and OIPL are hereinafter collectively referred to as the “**Joint Venture Partner**” or “**IVP**”

Godrej Developers & Properties LLP

VA

Authorized Signatory



Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

3



Authorized Signatory

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.




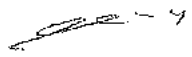
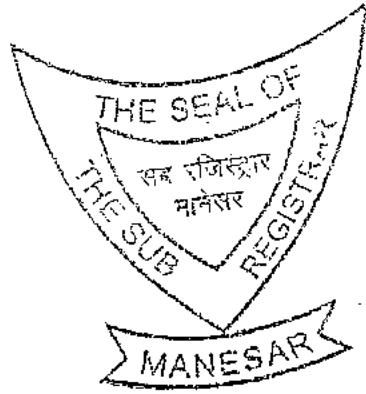

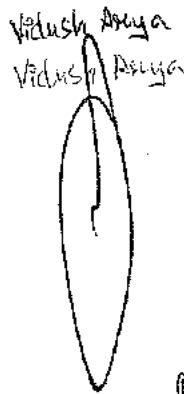



Authorized Signatory

Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Godrej Developers & Properties LLP

Authorized Signatory

पेशकर्ता	Thru Amit Gupta		
पेशकर्ता	Thru Sanjay Aggarwal		
पेशकर्ता	Thru Sanjay Aggarwal		
पेशकर्ता			
पेशकर्ता			
पेशकर्ता			
वाक्वेदार	Thru Vidush Arya		
गवाह	Manjeet Singh		
गवाह	Jitender Singh		

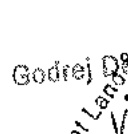
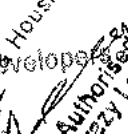
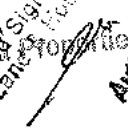

Land Owners and OIPL are hereinafter collectively referred to as the "Joint Venture Partner" or "JVP".

JVP and Developer are hereinafter individually referred to as the "Party" and collectively as the "Parties".

**WHEREAS:-**

- A. The JVP jointly and severally represented to the Developer that:
- (i) The Land Owners are the absolute owners of a contiguous parcel of non-agricultural land admeasuring 10.043 acres situated at Village Badha, Sector 85, Tehsil Manesar and District Gurgaon, State of Haryana ("Project Lands"). The Project Lands are more particularly described in **Schedule-I** hereto and demarcated/delineated on the plan attached as **Schedule-II** hereto.
  - (ii) The ownership pattern of the Land Owners on the Project Lands and the details with regard to mutations in the Record of Rights/Revenue Records/Jamabandi are provided in **Schedule III** hereto. The said details are true, accurate and complete. The Project Lands have been fenced from all sides.
  - (iii) The title of the Land Owners in respect of their respective portions of the Project Lands are clear, absolute and marketable, free from any Encumbrance (as defined herein), with absolute and unfettered possessory rights and entitlements. No other person has any right, title or entitlement on the Project Lands of whatsoever nature other than the Owners. The Land Owners are recorded as the owners and in possession of their respective portions out of the Project Lands in all government records including the Record of Rights (Jamabandi & Khasra Girdawari).
  - (iv) Land Owners have entered into various Collaboration Agreements with OIPL ("**Collaboration Agreements**") for development and construction on their respective portions out of the Projects Lands. Further, in order to give effect to the understanding arrived at between Land Owner 1 and OIPL in the collaboration agreement dated 08.04.2010 duly registered vide Registration No.24 dated 09.04.2010 executed between them, the Land Owner-1 have constituted OIPL as their attorney by and under the various irrevocable General Power of Attorneys. The said General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 are duly registered with the Sub-Registrar Manesar, District Gurgaon. The details of said Collaboration Agreements are provided in **Schedule IV** hereto.
  - (v) The Director Town and Country Planning, Haryana ("**DTCP**") has granted a License bearing No. 115 of 2012 dated 16<sup>th</sup> November 2012 (the "**License**") jointly to the JVP under the Haryana Development of Regulation of Urban Areas Act, 1975 and Rules 1976 in connection with the development of a Group Housing Colony on the Project Lands. The said License expired on 15.11.2016. Subsequently OIPL has obtained the renewal of above

For,  Chris Infrastructure Pvt. Ltd.  
  
  
Authorized Signatory

 Godrej Developer  
 Crazy Lane Properties  
 Oscar Land & Housing Pvt. Ltd.  
 Home Buildwell Pvt. Ltd.  
Authorized Signatory

Mediant Land & Housing Pvt. Ltd.  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,530 आज दिनांक 31/10/2017 को बही न: 1 जिल्द न: 240 के पृष्ठ न: 63 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 407 के पृष्ठ सख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 31/10/2017

उप/संयुक्त पंजीयन अधिकारी


Manesar Sub Registrar  
Manesar





License from DTCP vide letter bearing no. LC-2374-2017/14994 dated 30.06.2017. Said License is valid and subsisting till 15.11.2018. There are no facts or circumstances in existence and no events have occurred which render the License void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason whatsoever.


- (vi) As per the prevailing Regulations / Applicable Laws and the Zoning Approval, the total residential FSI/FAR that is available / permissible to be utilized on the Project Lands as part of the Project (as defined hereinafter) is 7,65,578 square feet equivalent to 71,125 square meters ("Project FSI/FAR"). The density permitted to be utilized on the Project Lands is 300 persons per acre ("Project Density").
- (vii) In addition to the License following permissions, sanctions, approvals for development of the group housing colony on the Project Lands have been obtained by IVP:
- i) Zoning Plan approved by The Director, Town & Country Planning, Haryana vide Memo No. 115 dated 16.11.2012;
  - ii) Building Plans Approval i.e. Form BR III issued by Director, Town & Country Planning, Haryana vide its Memo No. 33853 dated 18.03.2013
  - iii) MOEF approval granted by Ministry of Environment and Forest vide Memo No. 2460 G dated 13.03.2013;
  - iv) Fire plan sanctions granted by Commissioner, Municipal Corporation vide Memo No. FS/MCG/2013 dated 25.10.2013;
  - v) AAI clearance granted by Airport Authority of India vide Memo No. AAI/NOC/2012/509/2928 dated 26.12.2012;
  - vi) Directorate of Town & Country Planning, Haryana vide Memo No. LC-2374-JE(VA)-2013/58612 dated 26.11.2013;
  - vii) Mining Permit granted by Department of Mining and Geology vide Permit No. 1673 Memo No.988 dated 03.05.2016;
  - viii) PCB Approval granted by Haryana State Pollution Control Board vide Memo No. 2821213GUSOCTE153547 dated 27.11.2013;


B. Post getting above said approvals OIPL has launched residential group housing project on the Project Lands under the name and style of "Orris Spring Home". Later on OIPL has renamed the said project as "Orris Blue lagoon". OIPL has sold 4,74,585 Square Feet comprising 264 units in the said project. Due to change in real estate market scenario, change in internal strategy for other good and sufficient reasons, OIPL is desirous to develop the Project Lands in collaboration with reputed real estate developer i.e Godrej Properties Limited. OIPL has settled most of its customer claims in full. Some of the customers have been shifted to other OIPL's projects and some customers were refunded of all the outstanding legal dues in full. However, some customers are yet to be settled by OIPL. OIPL shall settle these customers before the receipt of Third Tranche as mentioned


  
Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

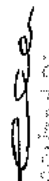
  
Godrej Developers & Properties Ltd.  
Authorized Signatory


  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory


  
Anne Buildwell Pvt. Ltd.  
Authorized Signatory


  
Crazy Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

  
Godrej Developers & Properties Ltd.  
Authorized Signatory

  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Anne Buildwell Pvt. Ltd.  
Authorized Signatory

  
Crazy Land & Housing Pvt. Ltd.  
Authorized Signatory

VA

Authorized Signatory

in Annexure C of the present agreement. The list of the settled and unsettled customers is attached herein as **Schedule VI**.

- C. The Developer has requisite experience and expertise in planning, designing, handling, supervising, construction, raising finance, and marketing of the residential and commercial properties. JVP have, therefore, approached the Developer and are desirous of irrevocably granting and transferring the exclusive Development Rights (as defined herein) to the Developer on the entire Project Lands. Relying upon the disclosures, representation and warranties given by JVP hereinabove and contained elsewhere in this Agreement, the Developer has agreed to accept the Development Rights subject to the terms and conditions contained herein to develop new Project (as defined hereinafter) on the Project Lands under branding as decided by the Developer.
- D. The Parties had entered into an Agreement Dated 30.06.2017 and an addendum to Agreement Dated 30.06.2017, dated 10.10.2017 wherein JVP has agreed to irrevocable grant and transfer of the Development Rights with respect to the Project Lands in favour of the Developer and Developer had agreed to acquire the Development Rights on fulfilment of certain conditions as enumerated therein. JVP hereby confirms that they had complied with all the obligations and conditions contained in the Agreement Dated 30.06.2017 and an addendum to Agreement Dated 30.06.2017 dated 10.10.2017 pursuant to which JVP is hereby irrevocably granting and transferring the Development Rights with respect to the Project Lands in favour of the Developer.

**NOW THEREFORE**, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

**1. DEFINITIONS, INTERPRETATION AND PURPOSE**

1.1. Unless the contrary intention appears and/or the context otherwise requires, in addition to the terms defined elsewhere including but not limited to the Schedules/Annexures to this Agreement, the definition listed in "Error! Reference source not found." shall apply throughout this Agreement.

**1.2. Interpretation :**

In this Agreement, unless the contrary intention appears:

1.2.1 any reference to any statute or statutory provision shall include:

- (i) all subordinate legislation made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);
- (ii) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Godrej Developers & Properties LLP

VA

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

(to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

- 1.2.2 any reference to the singular shall include the plural and vice-versa;
- 1.2.3 any references to the masculine, the feminine and the neuter shall include each other;
- 1.2.4 any references to a "company" shall include a reference to a body corporate;
- 1.2.5 any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Agreement. The Schedules and Annexures to this Agreement shall form an integral part of this Agreement;
- 1.2.6 references to this Agreement or any other Agreement shall be construed as references to this Agreement or that other Agreement as amended, varied, novated, supplemented or replaced from time to time;
- 1.2.7 the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merely the sub section, paragraph or other provision) in which the expression occurs;
- 1.2.8 each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Agreement limits the extent or application of another Clause or any part thereof;
- 1.2.9 any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;
- 1.2.10 headings to Clauses, parts and paragraphs of Schedules, Annexures and Schedules, Annexures are for convenience only and do not affect the interpretation of this Agreement;
- 1.2.11 "in writing" includes any communication made by letter, fax or e-mail;
- 1.2.12 the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- 1.2.13 references to a person (or to a word importing a person) shall be construed so as to include:
- 1.2.14 individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);
- 1.2.15 references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives; For Orris Infrastructure Pvt. Ltd.

Acme Buildwell Pvt. Ltd.  
Merlin Land & Housing Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.

Authorized Signatory, Developers & Properties LLP

VA Authorized Signatory

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory



perform all its obligations and utilise all its entitlements / benefits / rights as stated under this Agreement including to sign the allotment and transfer documents in favour of Purchasers in accordance with the terms of this Agreement. The Developer shall be entitled to appoint one or more authorised representatives under / through the GPA / resolution for the exercise of any or all of the powers and authorities there under in favour of its permitted nominee(s). JVP agrees and undertakes that the GPA shall be irrevocable and shall not be cancelled, revoked or modified in any manner.

2.4 The Parties agrees that if the relevant Governmental Authorities (excluding GRIHA Council) allow any additional FSI on the Project Lands before the Launch of the Project and JVP has received the requisite permissions from Governmental Authorities (including Good For Launch Approvals and Good For Construction Approvals) to merge the additional FSI then the same shall be loaded on the Project. However, if such additional FSI is available / permitted after Launch of the Project then the decision to load the same on the Project shall be subject to mutual discussion and agreement between OIPL and Developer, under applicable laws. In case OIPL and Developer do not reach to any agreement, then Developer shall have the authority to take the final decision. Additional FSI shall be developed, constructed and sold on the same terms and conditions as provided in this Agreement and all profit's generated shall be shared in the same proportion as provided under this Agreement.

2.5 The Parties agree that if JVP succeeds to add additional lands to the Project Lands and if the Governmental Authorities allow such addition of lands to the Project Lands and/or any additional FSI is generated by the reason of addition of any lands to the License granted for the Project Lands, then the same shall be loaded / added to the Project only if the Developer is agreeable to the same. It is however, agreed that if the Developer agrees for the additional FSI for reasons of addition of the lands, then the additional land / FSI shall be developed, constructed and sold on the same terms and conditions as provided in this Agreement and all profit's generated shall be shared in the same proportion as provided under Clause 9 of this Agreement.

2.6 In case Project gets approved by GRIHA (Green Rating For Integrated Habitat Assessment) Council and additional FSI is allowed then Developer shall have sole discretion to load such additional FSI on the Project Lands. JVP agrees that no additional refundable security deposit is payable by the Developer on this account.

2.7 OIPL shall maintain and make available at least 90% of the Project FSI for purpose of residential development on the Project Lands till Launch of the Project.

### 3. CONSTRUCTION AND DEVELOPMENT OF THE PROJECT

#### 3.1 Construction –

3.1.1. The Project shall be constructed and developed by the Developer at its own costs and expenses by utilizing the entire Project FSI and the Project Density. The Project shall be implemented /developed and driven by the Developer. The quality, cost, design, layout,

Authorized Signatory



9  
Sudraj Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA  
Authorized Signatory

Crazy Land & Housing Pvt. Ltd.  
Home Builders Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory



either (i) terminate the Agreement in accordance with Clause 12 of this Agreement (ii) grant an extension to OIPL (iii) take steps itself (however without any obligation) to obtain such permission. In situations (ii) and (iii), the disbursed amount of Refundable Security Deposit shall become interest bearing @ 18% per annum (simple interest) and the said interest shall be payable by OIPL for the period of delay beyond the 4 (four) months till the time the said permission has been obtained by OIPL or the Developer, as the case may be. The said interest shall be payable on the 25th day of every month of delay by OIPL to the Developer. It is hereby clarified that the option available to the Developer under this clause shall in no manner deem to be an obligation on the Developer to undertake the aforesaid activities or deem to relieve OIPL from its obligations to obtain OIPL Approval.

5.1.3 In the event, DTCP is not granting the approval/ permission under the "Change in Beneficial Interest Policy dated 18.02.2016" for continuous period of 12 months, then the Developer and the JVP shall mutually decide the future course of action.


## 5.2 Good For Launch Approvals and Good For Construction Approvals

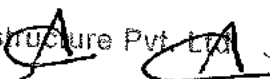
5.2.1 The Developer shall be entitled to prepare the revised building plan drawings for the Project as per its own expertise and design in accordance with Applicable Law. The Developer shall prepare the revised building plan drawings and provide the same to OIPL within 4 months from Effective Date.

5.2.2 OIPL shall be responsible and under an obligation to obtain all Approvals that are required for Launch the Project as per the Applicable Laws ("Good For Launch Approvals") including but not limited to the approval of revised building plans for the Project Lands within 4 months from the date of submission of revised building plan drawings by the Developer as per Applicable Laws to OIPL (hereinafter referred to as the 'Good for Launch Approvals Date'). OIPL shall be entitled for extension in Good for Launch Approval Date on day to day basis equivalent to the time taken by the Developer to address/revert on the comments received from the concerned authorities. In case of default/delay by OIPL in obtaining the Good for Launch Approvals on or before the Good for Launch Approvals Date;

(a) The JVP/OIPL shall be liable to pay an interest @ 15% per annum on the received portion of the Refundable Security Deposit to the Developer for the period of delay beyond the Good for Launch Approvals Date till the receipt of Good for Launch Approvals. The said interest shall be payable on the 25<sup>th</sup> day of every month of delay by OIPL to the Developer.

(b) in addition to the interest stated above, the Developer shall be vested with the entitlement to either (i) terminate the Agreement, or (ii) to provide an extension to OIPL (iii) step-in and undertake the exercise of obtaining the Good for Launch Approvals at OIPL's cost. The Developer shall communicate the option that it decides to OIPL in writing within 30 (thirty) days from the Good for Launch Approvals Date. The Developer's step in right shall not dilute/ discharge OIPL's

For  Anil Infrastructure Pvt. Ltd.

 Godrej Developers & Properties LLP

Authorised Signatory

VA

Authorized Signatory

obligation. If the Developer is unable to obtain the Good for Launch Approvals within 18 months after it has exercised the option to step-in, the Agreement shall stand terminated and JVP shall refund Refundable Security Deposit and any other cost incurred by the Developer till termination under this clause along with the interest of 15% per annum from the Good for Launch Approvals Date.

5.2.3 OIPL shall be responsible and under an obligation to obtain all Approvals that are required for commencement of construction and development of the Project as per the Applicable Laws ("Good For Construction Approvals") within 8 months from the date of submission of revised building plan drawings by the Developer to OIPL (hereinafter referred to as the 'Good for Construction Approvals Date'). Good for Construction Approvals are specified in Annexure B. In case of default by OIPL in obtaining 'Good for Construction Approvals on or before the Good for Construction Approvals Date;

(a) The JVP/OIPL shall be liable to pay an interest @ 15% per annum on the received portion of Refundable Security Deposit to the Developer for the period of delay beyond the Good for Construction Approvals Date till the receipt of Good for Construction Approvals. The said interest shall be payable on the 25<sup>th</sup> day of every month of delay by OIPL to the Developer.

(b) in addition to the interest stated above, the Developer shall be vested with the entitlement to either (i) terminate the Agreement (ii) to provide an extension to OIPL (iii) to step-in and undertake the exercise of obtaining the pending approvals at OIPL's cost. The Developer's step in right shall not dilute/ discharge OIPL's obligation.. The Developer shall communicate the option that it decides to OIPL in writing within 30 (thirty) days from the Good for Construction Approvals Date. If the Developer is unable to obtain the Good for Construction Approvals within 24 months after it has exercised the option to step-in, the Agreement shall stand terminated and the consequences as stated in Clause 12.3 herein shall follow.

5.2.4 Upon obtainment of Good for Launch Approvals by OIPL and the same being as per Developer's satisfaction, Developer shall pay to OIPL an amount of Rs. 50,00,000/- (Rupees Fifty Lakh Only) (plus applicable taxes less TDS) and statutory cost within 90 days of Launch of the Project. Similarly upon obtainment of Good for Construction Approvals by OIPL and the same being as per Developer's satisfaction, Developer shall pay to OIPL an amount of Rs. 50,00,000/- (Rupees Fifty Lakh Only) (plus applicable taxes less TDS) and statutory cost within 90 days of Launch of the Project or receipt of Good for Construction Approvals, whichever is later.

5.2.5 In case Good for Launch Approvals and Good for Construction Approvals are not being obtained by OIPL due to Governmental Authorities not granting the same to any builder in Gurgaon then Good for Launch Approvals Date and Good for Construction Approvals Date deemed to be extended on day to day basis till the authorities start issuing such permissions/sanctions/ approvals. Once the authorities start issuing such permissions/sanctions/ approvals the Good for Launch Approvals Date and Good for

Godrej Developers & Properties Ltd

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Eleg...



Construction Approvals Date shall get restored/ reactive. Parties agree that no interest on disbursed amount of Refundable Security Deposit will be payable by OIPL to Developer due to any delay in obtainment of Good for Launch Approvals and Good for Construction Approvals on this account.

- 5.2.6 In case of Developer exercises its right to step-in to obtain the Good For Launch Approvals and Good for Construction Approvals, then OIPL shall be liable to pay the cost incurred by Developer to obtain such approvals within 30 days of getting such approvals. In case OIPL fails to pay the cost of Good For Launch Approvals or Good for Construction Approvals, as the case may be, within 30 days of getting such approvals then such cost shall become interest bearing @ 18% per annum till the date actual payment made by OIPL to Developer and the same shall be adjusted and deducted from OIPL's Overheads.

5.3 **Project Approvals -**

All Approvals that may be required to be obtained during the construction process i.e. after the commencement of construction of the Project ("Project Approvals") and the occupation certificates that may be required upon Completion of the Project in part or in full shall be obtained by the Developer.

5.4 **Renewal and extension of Approvals -**

- 5.4.1 Renewal / extension of any of OIPL Approvals shall be obtained by the Developer from the relevant Government Authority on or before expiry of the said Approval till the Closure of the Project.
- 5.4.2 Renewal / extension of any of the Project Approvals shall be obtained by the Developer from the relevant Government Authority on or before expiry of the said Approval till the Closure of the Project.

5.5 **Modifications / Amendments -**

In the event the Developer requires modifications / amendments to any of OIPL Approvals / Project Approvals in respect of the Project, the same shall be obtained by the Developer. It is clarified that the decision to require any modification / amendment to the Approvals and the nature / extent of such modifications / amendments shall be the decision of the Developer alone.

5.6 **Sharing of Documents -**

During the stipulated time period required to obtain the approvals / sanctions as mentioned above, the JVP/ OIPL shall furnish to the Developer all documents and information at regular intervals as the Developer may require for ascertaining the status and progress of grant of the said Approvals / sanctions within 3 (three) days of the

For OIPL Infrastructure Pvt. Ltd.

Authorised Signatory

Godrej Developers & Properties LLP

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorised Signatory

Crazy Land & Housing Pvt. Ltd.

Authorised Signatory

Elegant Land & Housing Pvt. Ltd.

Authorised Signatory

- Developer requesting for the same. The Developer shall furnish to the JVP copies of all documents and information as the JVP may require from time to time. The JVP and the Developer shall act in good earnest and take all possible steps and measures to obtain the Approvals within the agreed timelines.
- 5.7 OIPL shall be responsible to file all applications, undertakings, documents and submit all affidavits required towards obtaining OIPL Approvals. It is agreed that the Developer shall prepare/ draft and provide to OIPL all such applications, undertakings, documents, affidavits etc. that are required to be submitted to the Government Authorities for obtaining such OIPL Approvals.
  - 5.8 The JVP undertake to sign all application, undertakings, documents, affidavits, etc. as may be required by the Governmental Authorities from time to time in connection with obtainment/renewal/modifications of the Approvals and the JVP undertake to provide all such support as may be required by the Developer in connection with obtainment/renewal/ modifications of the Approvals. The Developer shall be responsible for filing all applications, undertakings, documents and submitting all affidavits required towards obtaining the Project Approvals and renewals/ modifications.
  - 5.9 All bank guarantees that were to be provided to the Governmental Authorities relating to the Approvals before obtaining In Principal Approval for change of developer have been provided by OIPL. Such bank guarantees shall be replaced within the statutory time period by the Developer post procuring the In Principal Approval and further any bank guarantee that may be required to be submitted to the Governmental Authorities post procuring the In Principal Approval for change of developer in respect of the Project shall be provided by the Developer.
  - 5.10 In the event any approval / further approval/ sanction / permission is required from any Government Authority or from any other party for transfer of development rights under this Agreement, then OIPL shall obtain such approval/sanction/permission at its own cost within a period prescribed by the competent authority for such approval. It is hereby agreed between the Parties that the Developer shall reimburse statutory expenses and any other expenses agreed mutually between the parties in this regard to OIPL within 90 days from the Launch of the Project.
  - 5.11 Post obtainment of Good For Launch Approvals, if there exists a restriction in Launch of the Project on account of any act or omission or default by OIPL/JVP, then the disbursed part of Refundable Security Deposit shall become interest bearing at the rate of 18% per annum. The said interest shall be payable by the OIPL to the Developer from the date of obtainment of Good For Launch Approvals till the said restriction is cured by the OIPL. In case OIPL unable to remove such restriction within 120 days of intimation by the Developer, then the Developer shall be entitled to terminate this Agreement as per Clause 12.
  - 5.12 OIPL and Land Owner-I have entered into a Collaboration Agreement dated 8<sup>th</sup> April, 2010 for development and construction on land measuring 3.08125 acres out of the Project Lands. The said Collaboration Agreement is registered with the Sub-Registrar, Manesar as

For Aris Infrastructure Pvt. Ltd.



Godrej Developers & Properties LLP  
Authorized Signatory

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Buildwell Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Document No. 23 on 8<sup>th</sup> April, 2010. Further, in order to give effect to the understanding arrived at between OIPL and Land Owner-I in aforesaid the Collaboration Agreement executed between them, Land Owners -I had constituted OIPL their attorney by and under the General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November, 2014 and Land Owner-I further empowered OIPL vide General Power of Attorney dated 05.09.2017 bearing document No.29, to do all such acts, deeds and thing as may be required in furtherance to the Collaboration Agreement in respect of their lands. The said General Power of Attorneys are duly registered with the Sub-Registrar, Manesar;

5.13 OIPL has allocated 15 no. of plots in its plotted colony project "Wood View" situated at Sector 89, Gurgaon. Simultaneously with the receipt of consideration in accordance with the terms of Collaboration Agreement dated 8<sup>th</sup> April 2010, Land Owner - I had executed a full and final settlement agreement dated 7<sup>th</sup> June 2016 with OIPL. OIPL represents that OIPL has discharged its obligations towards Land Owner I in accordance with the terms of collaboration agreement dated 8<sup>th</sup> April 2010 and no more consideration is payable to Land Owner - I under the Collaboration Agreement dated 08.04.2010.

5.14 OIPL and Land Owner-4 have entered into a registered Collaboration Agreement bearing Document No. 1455 dated 26<sup>th</sup> August, 2011 for development and construction on land measuring 0.4625 acres out of the Project Lands wherein Land Owner-4 was entitled for 19,368 sq. feet of saleable area. Further, in order to give effect to the understanding arrived at between OIPL and Land Owner-4 in the aforesaid Collaboration Agreement executed between them, Land Owners -4 had constituted OIPL as their attorney by and under the General Power of Attorney bearing document no. - dated \_\_, to do all such acts, deeds and thing as may be required in furtherance to the Collaboration Agreement in respect of their lands.

The Land Owner 4 has settled with OIPL and shall be executing a slae deed with respect of it's land in favour of OIPL for a sum of Rs.25,00,00,000/- (Rupees Twenty Five Lacs only) in lieu of 19,368 sq ft. of saleable area. OIPL and Land Owner-4 undertakes that they shall get the said sale deed registered prior to Third Tranch as defined in Annexure C. OIPL and Land Owner -4 represents that OIPL has discharged its obligations towards Land Owner 4 in accordance with the terms of collaboration agreement dated 26.08.2011 and no more consideration is payable to Land Owner - 4 under the Collaboration Agreement dated 26.08.2011 apart from the mentioned above. Further, Land Owner-4 has further authorised OIPL to execute and get registered on behalf of Land Owner-4 sale deed with respect land admeasuring .4625 acres out of the project land, in favour of OIPL vide resolution passed by the Board of Directors of Land Owner-4 Company on 10.07.2017.

5.15 OIPL and Land Owner-2 have entered into Collaboration Agreements both dated 26<sup>th</sup> August, 2011 for development and construction on land measuring 1.50 acres and 1.02 Acres out of the Project Lands wherein Land Owner-2 was entitled for saleable area in lieu of its lands. In License No.115 dated 16.11.2012 obtained by OIPL from DTCP for the construction/development of the Project, 1.43 and 1.025 acres respectively from the lands of land Owner-2, had been made part of the of the Project Lands. In accordance with the terms of Collaboration Agreements dated 26.08.2011, Land Owner - 2 has

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties Lt15

Authorised Signatory

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Arme Builders Pvt. Ltd.

Crazy Land & Housing Pvt. Ltd.

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

- executed two full and final Settlement Deeds dated 04.08.2017 with OIPL. OIPL and Land Owner -2 represents that OIPL has discharged its obligations towards Land Owner-2 in accordance with the terms of Collaboration Agreements dated 26.08.2011 and no more consideration is payable to Land Owner – 2 under the Collaboration Agreements dated 26.08.2011.
- 5.16 OIPL and Land Owner-3 have entered into Collaboration Agreement dated 24<sup>th</sup> August, 2007 and addendum dated 06.05.2008 for development and construction on land measuring 20.725 Acres wherein the Land Owner-3 was entitled to Saleable Area in lieu of its lands. In License No.115 dated 16.11.2012 obtained by OIPL from DTCP for the construction/development of the Project, .0969 acres from the lands of land Owner-3 has been made part of the Project Lands. In accordance with the terms of Collaboration Agreement dated 24.08.2007 and addendum dated 06.05.2008, Land Owner – 3 has executed a full and final settlement agreement dated 04.08.2017 with OIPL. OIPL and Land Owner-3 represents that OIPL has discharged its obligations towards Land Owner 3 in accordance with the terms of Collaboration Agreement dated 24.08.2007 and addendum dated 06.05.2008 and no more consideration is payable to Land Owner – 3 under the Collaboration Agreement dated 24.08.2007 and addendum dated 06.05.2008.
- 5.17 OIPL and Land Owner-5 have entered into Collaboration Agreement dated 04.12.2007 for development and construction on land measuring 18.753 Acres wherein the Land Owner-5 was entitled to Saleable Area in lieu of its lands. In License No.115 dated 16.11.2012 obtained by OIPL from DTCP for the construction/development of the Project, .2875 acres from the lands of land Owner-5 has been made part of the Project Lands. In accordance with the terms of Collaboration Agreement dated 04.12.2007, Land Owner – 5 has executed a full and final settlement agreement dated 04.08.2017 with OIPL. OIPL and Land Owner-5 represents that OIPL has discharged its obligations towards Land Owner 5 in accordance with the terms of collaboration agreement dated 04.12.2007 and no more consideration is payable to Land Owner – 5 under the Collaboration Agreement dated 04.12.2007.
- 5.18 OIPL and Land Owner-6 have entered into Collaboration Agreement dated 26.08.2011 for development and construction on land measuring 3.11 Acres wherein the Land Owner-6 was entitled to Saleable Area in lieu of its lands. In License No.115 dated 16.11.2012 obtained by OIPL from DTCP for the construction/development of the Project, 3.11 acres from the lands of land Owner-6 has been made part of the Project Lands. In accordance with the terms of Collaboration Agreement dated 26.08.2011, Land Owner – 6 has executed a full and final settlement agreement dated 04.08.2017 with OIPL. OIPL and Land Owner -6 represents that OIPL has discharged its obligations towards Land Owner 6 in accordance with the terms of collaboration agreement dated 26.08.2011 and no more consideration is payable to Land Owner – 6 under the Collaboration Agreement dated 26.08.2011.
- 5.19 OIPL and Land Owner-7 have entered into Collaboration Agreement dated 25.10.2007 and addendum dated 04.11.2008 for development and construction on land measuring

For OIPL Infrastructure Pvt. Ltd. 

Godrej Developers & Properties Ltd.

Authorised Signatory

VA

Authorized Signatory

Mehin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.  
 Armo Builders Pvt. Ltd.  
 Ozy Land & Housing Pvt. Ltd.  
 Ozy Land & Housing Pvt. Ltd.  
 Ozy Land & Housing Pvt. Ltd.

Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory



approvals and sanctions for construction / development obtained from time to time shall, however, be held by the Developer and shall be deposited by the JVP with the Developer. The Developer shall hold such approvals and sanctions (itself or through its Partner), till such time as required by it and thereafter deal with in accordance with the Applicable Laws. The Project Lands shall be mortgaged with the Developer through such deposit of title documents only till recovery of the entire Refundable Security Deposit amount by the Developer as per the terms of this Agreement. It is agreed that even after the refund of the entire Refundable Security Deposit amount, the original title deeds shall continue to be in the custody of the Developer till grant of Completion Certificate in respect of the Project and thereafter dealt with in accordance with the Applicable Laws.

6.3 The Developer shall be responsible to service all obligations and repay any and all amounts due or payable to the lending banks/financial institutions/entity under any financing and security documents entered into with the banks/financial institutions/entity. The Developer shall repay all such amounts prior to such lending banks/financial institutions/entities enforcing the mortgage of the Project Lands.

**7. MARKETING, BRANDING AND ALLOTMENT / SALE / LEASE OF THE SALEABLE AREA**

7.1 The Parties agree that the Developer shall have the exclusive rights / entitlement of Marketing the Project. The entire Saleable Area of the Project shall be marketed and sold / leased / licensed by the Developer alone. The Parties agree that all decisions regarding the Marketing (including branding, pricing, sales, product mix) and all other decisions pertaining to the Project shall be taken by the Developer alone. It is agreed and understood that the JVP shall not market and sell any part of the Saleable Area in the Project. All sale / lease / transfer shall be made by or routed through the Developer. In case the JVP violates then the JVP shall be liable to pay a sum of Rs. 500/- per square feet of the area sold by JVP/ OIPL as and by way of liquidated damages to the Developer which shall be recovered from the JVP's Share of Revenue. Till the time the entire liquidated damages payable to the Developer is fully recovered, OIPL shall not be entitled to receive JVP's Entitlement.

7.2 The Developer shall be entitled to select and finalise a Project name as deemed appropriate at its sole discretion. The Project shall be promoted under the Brand Name as decided by the Developer. Logos as nominated by the Developer only shall appear in all the Marketing and sales collaterals, signboards, billboards, promotional materials, brochures, agreements and allotment documents to be executed with the prospective purchasers and all correspondences with such Purchasers of the Saleable Area.

7.3 The Developer shall be entitled to Launch and Market/sell / transfer / lease the Saleable Area under the Project in such phases as the Developer deems fit and appropriate.

7.4 The Developer shall have the sole and exclusive right to prepare and finalize all documents and agreements which would be signed by / with the Purchasers for the entire Saleable Area at the Project, including but not limited to Marketing brochure / prospectus, application forms, provisional / final allotment letters, apartment /unit buyer

For Orri Infrastructure Pvt. Ltd.

Authorised Signatory

Codej Developers & Properties Ltd.

VA

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

agreements, sale / conveyance deeds / lease deeds, maintenance agreements and others, as the Developer may consider appropriate. The Developer shall be free to solely and exclusively negotiate and finalize the terms of all such sales, leases and licenses with the Purchasers.

7.5 All advertisement rights shall vest absolutely with the Developer including its timing, format etc. The design of all Marketing and selling materials will be at the discretion of the Developer and contents of all advertisement / Marketing materials shall be in consonance of all Applicable Laws. The layout of the components of the advertisement / Marketing materials etc. shall be in such formats as may be decided by the Developer.

7.6 The Parties hereto agree that only the Developer's (or any of its Affiliates as deemed appropriate by the Developer) contact details (address, phone numbers etc.) would appear on all Marketing and selling materials.

7.7 All Purchaser related documentation with respect to the Saleable Area shall be prepared / drafted by Developer. The Developer shall be entitled to sign / execute / issue the same for itself and on behalf of the JVP (deriving authorizations from the GPA). In the said Purchaser documentation, the Developer shall be entitled to provide on behalf of the JVP all such representations to the Purchasers that have been represented by the JVP to the Developer under this Agreement and any other agreement executed between the Parties in relation to the Project.

7.8 In the event the Developer requires the JVP to execute the sale/lease deed or any other document with respect to Saleable Area in favour of Purchaser(s), then the JVP shall execute the same forthwith upon receiving intimation in this regard from the Developer.

## 8 REFUNDABLE SECURITY DEPOSIT

8.1 As security towards compliance of its obligations under this Agreement, the Developer agrees to pay to JVP, refundable security deposit of Rs. 25,00,00,000/- (Rupees Twenty Five Crore Only) ("Refundable Security Deposit") in the manner set out in "Annexure C", which shall be adjusted in the manner set out in Annexure C. Developer shall pay the Refundable Security Deposit to OIPL in the designated account within 15 business days of achievement of relevant milestone as per agreement dated 30.06.2017. In case of any delay beyond 15 business days then the payable part of Refundable Deposit shall become interest bearing @ 15% per annum (simple interest) which shall be payable by the Developer to OIPL from the date of expiry/lapse of 15 business days till the time of actual payment.

8.2 In the event there is any reduction in the Project FSI leading to a difference in excess of 5% on the achievable construction on the Project Lands, then the Refundable Security Deposit shall stand proportionally reduced. By way of illustration, it is clarified that if the Project FSI is reduced then the Refundable Security Deposit shall be adjusted proportionally

Reduction in security deposit = Reduced Project FSI x (25,00,00,000 / Project FSI)

For OIPL Infrastructure Pvt. Ltd.

Authorized Signatory Godrej Developers & Properties LLP

VA

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd.

Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory





this Agreement, (iv) any impediment on the Project Lands and the Development Rights vesting in favour of the Developer, and (v) any Encumbrance, claims, demands, suits, litigation and proceedings of any nature in respect of Project Lands or grant of Development Rights to the Developer pursuant to this Agreement or any Title Risk, Approval Risk or Policy Risk emanating on the Project / the Project Lands and (vi) tax liability/statutory charges on any of the JVP/Land Owners;


- 13.2 Without prejudice to the rights of the JVP under any other provision of this Agreement or any other remedy available to the Developer under law or equity, the Developer shall indemnify, keep indemnified, defend and hold harmless the JVP and its directors, officers, employees and agents against any and all damages, losses, liabilities, obligations, claims of any kind, interest or expenses (including reasonable legal fees and other costs arising out of any judicial or other proceedings or otherwise) claimed against them arising out of breach of obligations of this Agreement by the Developer due to gross negligence and wilful default of the Developer provided that the same is not attributable to any act or omission on the part of the Project Lands .

#### 14 JURISDICTION, GOVERNING LAW AND DISPUTE RESOLUTION

- 14.1 This Agreement shall be governed by, and construed in accordance with the laws of India.
- 14.2 This Agreement shall be binding upon the Parties and be governed by and construed in accordance with the laws of India and courts in Gurgaon shall have exclusive jurisdiction in respect of all matters connected to or arising out of this Agreement.
- 14.3 In the case of any dispute, controversy or claim arising out of or in connection with this Agreement, including any questions regarding its existence, validity, interpretation, breach or termination, between any of the Parties such Parties shall attempt to first resolve such dispute or claim through discussions between managers or representatives of the disputing the Parties.
- 14.4 If the dispute is not resolved through such discussions within 30 days after one disputing party has served a written notice to the other party requesting them to commence discussions, then such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof for the time being in force, by a sole arbitrator selected from the names of four arbitrators proposed by the Developer. In case the disputing party delays/neglects/refuses to select one of the names from the suggested names within 15 days of intimation, it shall be deemed that the first such named arbitrator so proposed by the Developer is acceptable to disputing party as the sole arbitrator, whose appointment shall be final and binding on the Parties. The arbitration shall be held in English language.
- 14.5 The seat and venue of arbitration shall be at Gurgaon and the language of the arbitration proceedings shall be English.
- 14.6 Each disputing party shall co-operate in good faith to expedite the conduct of any arbitral

 Forrris Infrastructure Pvt. Ltd.

Authorized Signatory

 Godrej Developers & Properties Ltd.

VA

Authorized Signatory

Crazy Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

proceedings commenced under this Agreement.

- 14.7 The disputing parties shall be responsible to equally bear the costs and expenses in relation to any such arbitration proceeding.
- 14.8 While any dispute is pending, the disputing Parties shall continue to perform such of their obligations under this Agreement as do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.
- 14.9 Any decision of the sole arbitrator shall be final and binding on the disputing Party .
- 14.10 The Parties agree that the Courts at Gurgaon will have exclusive jurisdiction in respect of matters for which reference to courts is permitted in accordance with the Arbitration and Conciliation Act, 1996.

## 15 NOTICE

- 15.1 Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Agreement shall be given in writing and may be given by personal delivery or by sending the same by courier or by email addressed to the Party concerned at the address stated below and, or any other address subsequently notified to the other Parties for the purposes of this Clause and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery:

(a) **If to JVP**

Address: Orris Infrastructure Private Limited  
J-10/5, DLF Phase-II, Mehrauli-Gurgaon Road,  
Gurgaon – 122022, Haryana

Telephone No:0124-4979200

Attn: Mr. Amit Gupta

E-mail: [amitmd@orris.in](mailto:amitmd@orris.in) & [cmd@orris.in](mailto:cmd@orris.in)

(b) **If to Developer**

Address: Godrej Developers & Properties LLP  
Godrej One, 5<sup>th</sup> Floor, Pirojshahnagar, Eastern Express Highway,  
Vikhroli (East), Mumbai 400079; and  
3<sup>rd</sup> Floor, UM House Tower A, Plot No. 35, Sector – 44,  
Gurgaon – 122002, Haryana

Telephone No:0124-4956150

Attention : Mr. Vikas Singhal

E-mail: [notice@godrejproperties.com](mailto:notice@godrejproperties.com) &  
[vikas.singhal@godrejproperties.com](mailto:vikas.singhal@godrejproperties.com)

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory Godrej Developers & Properties LLP

VA

Authorized Signatory

Oscar Land & Housing Pvt Ltd.

Acme Builders, Merlin Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

16 **CONFIDENTIALITY**

This Agreement, its existence and all information exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement shall be confidential to them and shall not be disclosed to any third party. The Parties shall hold in strictest confidence and shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, advisors, consultants and authorized representatives of a Party or its Affiliate, who have been advised of their obligation with respect to the confidential information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

- (a) is disclosed with the prior written consent of the Party who supplied the information;
- (b) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;
- (c) is required to be disclosed by a Party or its Affiliate pursuant to Applicable Laws or the rules of any relevant stock exchange or is appropriate in connection with any necessary or desirable intimation to the Government or any regulatory authority by such Party or its Affiliate;
- (d) any third party can ascertain independently on account of this Agreement or the GPA being registered with the sub registrar of assurances or being filed with any Governmental Authority;
- (e) the Developer/ its partners, who possess the Developer's Entitlement may have to disclose to any of its shareholders, investors, Affiliates, consultants, advisors, bankers etc. or file the same as prescribed under the Applicable Laws, including but not limited to the listing regulations of Stock Exchange Board of India;
- (f) is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Agreement, after giving prior notice to the other Party; or
- (g) is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Godrej Developers & Properties LLP

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.  
Authorized Signatory  
Acme Buildwell Pvt. Ltd.  
Authorized Signatory  
Crazy Land & Housing Pvt. Ltd.  
Authorized Signatory  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

**17 GENERAL**

**17.1 No Partnership**

Nothing contained in this Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons for and on behalf of any other Party. This Agreement is executed on principal to principal basis and Parties under this Agreement shall be bound for their distinct responsibilities, rights, liabilities and obligations.

**17.2 Variation**

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

**17.3 Assignment**

Unless otherwise provided in this Agreement, neither Party may assign any or all its rights under this Agreement without a prior written consent from the other Parties except for the Developer who shall be entitled to assign its rights under this Agreement to any of its Affiliates with prior written permission from OIPL.

**17.4 Waiver**

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

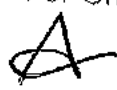
**17.5 Force Majeure**

If the Developer is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, the Developer has no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for the Developer, using all reasonable endeavours, to recommence its affected operations in order for it to perform its obligations. The Developer shall not be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure Event. The Developer shall not be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure Event and the time limits laid down in this Agreement for the performance of such obligations shall be deemed to be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.


**17.6 Successors and Assigns**

This Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.

**17.7 Further Acts**

For Orris Infrastructure Pvt. Ltd.  
  
Authorized Signatory.

Madrej Developers & Properties LLP

 Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approvals of any Governmental Authority are required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavors to obtain such approvals.

**17.8 Authorization**

The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this Agreement on behalf of the Parties for whom they are signing.

**17.9 Conflict**

To the extent that there is any conflict between any of the provisions of this Agreement and any other agreement by which the Project Lands or any part thereof is bound, the provisions of this Agreement shall prevail to the extent permitted by the Applicable Law.

**17.10 Survival**

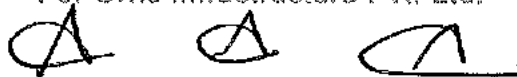
- (a) The provisions of Clause 11 (Representations and Warranties), Clause 12 (Refundable Security Deposit), Clause 13 (Indemnity), Clause 14 (Governing Law and Dispute Resolution), Clause 15 (Notice), and Clause 16 (Confidentiality) shall survive the termination of this Agreement.
- (b) Any termination as mentioned above shall not affect the accrued rights of the Parties hereunder.

**17.11 Specific Performance of Obligations**

The Parties to this Agreement agree that, to the extent permitted under Applicable Laws, and notwithstanding any other right or remedy available under this Agreement, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party. The Parties acknowledge that any breach of the provisions of this Agreement will cause immediate irreparable harm to the adversely affected Party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected Party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent Court in the event of any such breach or threatened breach by any other Party. The Parties agree and covenant unequivocally and unconditionally that the affected Party shall be entitled to such injunctive relief, specific performance or other equitable relief without the necessity of proving actual damages. The affected Party shall, notwithstanding the above rights, also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting Party.

**17.12 Tax Liabilities**

For Orris Infrastructure Pvt. Ltd.



Authorised Signatory

Godrej Developers & Properties 25.P

VA  
Authorized Signatory

Mehal Land & Housing Pvt. Ltd. Authorized Signatory  
Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Buildwell Pvt. Ltd. Authorized Signatory  
Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
Elegant Land & Housing Pvt. Ltd. Authorized Signatory

The Parties shall be responsible to bear their respective liabilities for income tax, as may be applicable and levied on their shares and entitlements under this Agreement.

**17.13 Stamp Duty and Registration**

The stamp duty and registration fee if any applicable on this Agreement and the GPA shall be borne and paid by the Developer.

**17.14 Entire Agreement**

This Agreement including the Schedules and Annexures shall form the entire understanding entered between the Parties hereto as to the subject matter hereof. The Parties agree that this Agreement supersedes all prior agreements, contracts and arrangements between the Parties.

**IN WITNESS WHEREOF**, the Parties have entered into this Agreement the day and year first above written.

Signed and delivered for and on behalf of **Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal all Son of Sh. Chandgi**, acting through their Attorney; **Orris Infrastructure Private Limited**, duly constituted vide a registered General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27th October 2017)

Name: **Mr. Amit Gupta**



(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27th October 2017)

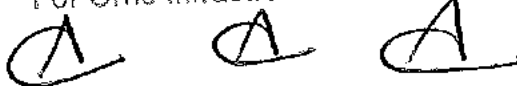
Signed and delivered for and on behalf of **Elegant Land & Housing Private Limited**, through its authorized representative

Name: **Mr. Sanjay Aggarwal**



(Authorized representative of **Elegant Land & Housing Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

For **Orris Infrastructure Pvt. Ltd.**



Authorized Signatory

Godrej Developers & Properties LLP  
26

VA  
Authorized Signatory

Orris Infrastructure Private Limited  
Orris Buildwell Pvt. Ltd.  
Elegant Land & Housing Private Limited  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

Signed and delivered for and on behalf of **Acme Buildwell Private Limited**, through its authorized representative

**Acme Buildwell Pvt. Ltd.**

**Authorized Signatory**

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Acme Buildwell Private Limited**, duly authorized vide its board resolution dated 27th October 2017.)

Signed and delivered for and on behalf of **S. M. Buildcon Private Limited**, acting through its Attorney; **Orris Infrastructure Private Limited**, duly constituted vide a registered General Power of Attorney bearing document no. 65 dated 30<sup>th</sup> December 2016 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27th October 2017)

Name: **Mr. Amit Gupta**

For **Orris Infrastructure Pvt. Ltd.**

**Authorized Signatory**

Signed and delivered for and on behalf of **Crazy Land & Housing Private Limited**, through its authorized representative

**Crazy Land & Housing Pvt. Ltd.**

**Authorized Signatory**

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Crazy Land & Housing Private Limited**, duly authorized vide its board resolution dated 27th October 2017.)

Signed and delivered for and on behalf of **Merlin Land & Housing Private Limited**, through its authorized representative

For **Orris Infrastructure Pvt. Ltd.**

**Authorized Signatory**

**Authorized Signatory**

**Authorized Signatory**

**Godrej Developers & Properties LLP**

**Authorized Signatory** 27

**Acme Buildwell Pvt. Ltd.**  
**Authorized Signatory**

**Orris Infrastructure Pvt. Ltd.**  
**Authorized Signatory**

**S. M. Buildcon Private Limited**  
**Authorized Signatory**

**Crazy Land & Housing Pvt. Ltd.**  
**Authorized Signatory**

**Merlin Land & Housing Pvt. Ltd.**  
**Authorized Signatory**

Oscar Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

Authorized Signatory

(Authorized representative of **Merlin Land & Housing Private Limited**, duly authorized vide its board resolution dated 21<sup>st</sup> January 2017.

Signed and delivered for and on behalf of **Oscar Land & Housing Private Limited**, through its authorized representative

Oscar Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

Authorized Signatory

(Authorized representative of **Oscar Land & Housing Private Limited**, duly authorized vide its board resolution dated 21<sup>st</sup> January 2017.

Signed and delivered for and on behalf of **Orris Infrastructure Private Limited**, through its authorized representative

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

Authorized Signatory

(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

Signed and delivered for and on behalf of **Godrej Developers & Properties LLP**, through its authorized representative

Vidush Arya Vidush Arya

Name: **Mr. Vidush Arya**

(Authorized representative of **Godrej Developers & Properties LLP**, duly authorized vide its authority letter /resolution dated 01.09.2017)

**WITNESSES:**

1. Name: Jitender Singh S/o Sh. Kehri Singh

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP

Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Home Buildwell Pvt. Ltd. Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory




Residential Address: House No. 1157, Sector-15, Sonapat, Haryana


Signature: 

2. Name: Manjit Singh S/o Sh. Amrik Singh

Residential Address: X-181, Regency Park-II, DLF Phase-4, Gurugram, Haryana


Signature: \_\_\_\_\_


  
For Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

  
For Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

  
Central Developer & Promoter  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Acme Builders Pvt. Ltd.  
Merlin Land & Housing Pvt. Ltd.  
Oscar Land & Housing Pvt. Ltd.

  
Authorized Signatory

  
Authorized Signatory

  
Authorized Signatory

  
Authorized Signatory

Authorized Signatory

**ANNEXURE A OF THE DEVELOPMENT AGREEMENT**

**DEFINITIONS**

In this Agreement (including the recitals), unless the context otherwise requires, the following expressions shall have the following meanings:

- 1.1 **"Affiliate"** shall mean a company or entity that directly or indirectly Controls, is Controlled by, or is under common Control with, as the case may be, the relevant Party. For the purposes of this definition, the term "Control" shall mean (a) ownership or control (whether directly or otherwise) of more than 50% (Fifty per cent) of the equity share capital, voting capital, or the like of the controlled entity; or (b) ownership of equity share capital, voting capital, or the like by contract or otherwise, control of, power to control the composition of, or power to appoint, more than 50% (Fifty per cent) of the members of the board of directors or other equivalent or analogous body of the controlled entity;
- 1.2 **"Agreement"** shall mean this agreement including all Schedules and Annexures attached hereto or incorporated herein by reference, as may be amended by the Parties from time to time in writing;
- 1.3 **"Applicable Laws"** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any other statutory authority in India, whether in existence on the Effective Date or thereafter;
- 1.4 **"Approvals"** shall mean and refer to all such permissions, no objection certificates, permits, sanctions, exemptions, licenses, and approvals as may be required for the Project including but not limited to OIPL Approvals, Project Approvals, fire scheme approval, clearances from Airport Authority of India, Central / State Pollution Control Board, consent to establish and operate, approval from electrical/ sewerage/ water connection authority for construction and occupation (if applicable), , approval from RERA, approval of the Ministry of Environment and Forests, or any other approvals as may be required from any Governmental Authority or from any other person, as the case may be, for the construction and development of the Project and shall include all approvals relating to or pursuant to sanction of layout plans, sanction of building plans, commencement certificates, occupation certificate, completion certificate (by whatever name called);
- 1.5 **"Approval Risk"** shall mean any impediment to the Approvals because of any act or omission or breach by the JVP (and/or any person acting under/through or on behalf of them) of their obligations with respect to the Approvals and/or the terms of this Agreement;
- 1.6 **"Business Day"** shall mean a day that is not a Saturday or Sunday or a public holiday for

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

VA  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Godrej Developers & Projects Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Marlin Land & Housing Pvt. Ltd.  
Oscar Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

the purpose of Section 25 of the Negotiable Instruments Act, 1881, on which scheduled commercial banks are open for normal banking business in Mumbai and Gurgaon, India;

- 1.7 "Completion" or "Completed", in respect of the Project, shall mean the issuance of occupation certificate and/or any other approval from the office of the competent authority and/or any other authority (if applicable) to the effect that the Saleable Area in the Project is ready for occupancy.
- 1.8 "Common Organization" shall mean the organization like an association / company / society or any such entity to be formed of the Purchasers of Saleable Area in the Project;
- 1.9 "Closure of the Project" shall mean all of the following: (a) buildings are 100% (One Hundred per cent) complete and the Developer has obtained full occupation certificate for the Project; (b) all consideration for sale of sold apartments/units has been received by the Developer in full post Completion of Projects and unsold units, if any, are deemed to be sold as per mutually agreed mechanism between the Parties; (c) the Project Lands and the buildings are transferred/assigned to the Common Organization of the Purchasers in the Project; (d) the finalisation and settlement of accounts between the Parties, as mutually agreed between the Parties; (f) expiry of the defect liability period and (g) settlement of all disputes and legal proceedings (whether regulatory, tax or otherwise) between the Developer and third party.
- 1.10 "Developer's Entitlement" shall have the meaning ascribed to in Annexure D.
- 1.11 "Development Rights" shall refer to the entire development rights of the Project on the Project Lands and shall include (but not be limited to), *inter alia*, the right, power, entitlement, authority, sanction and permission to:
- (a) enter upon and take sole possession and control of the Project Lands and every part thereof for the purpose of developing the Project;
  - (b) plan, conceptualize, design and execute the Project in accordance with the Applicable Laws;
  - (c) exercise full, free, uninterrupted, exclusive and irrevocable Marketing, allotment, leasing, licensing or sale rights in respect of the entire Saleable Area in the Project including the built-up apartments / units and car parking spaces on the Project Lands by way of sale, allotment, lease or license or any other recognized manner of transfer, have the sole authority to determine and control pricing of the Saleable Area and car parking spaces to be developed on the Project Lands and enter into agreements with Purchasers on such terms and conditions as it deems fit and on such marketing, leasing, licensing or sale, to receive the full and complete proceeds as per the terms herein; and give receipts and upon execution of the definitive documents in favour of Purchasers; hand over ownership, possession, use or occupation of the Saleable Area, car parking spaces and wherever required proportionate undivided interest in the land underneath i.e. the Project Lands without any further reference to the JVP;

For Orris Infrastructure Pvt. Ltd.

VA

31

Authorized Signatory

Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
Aome Buildwell Pvt. Ltd. Authorized Signatory  
Grey Land & Housing Pvt. Ltd. Authorized Signatory  
Godrej Developers & Properties LLP Authorized Signatory  
Elegant Land & Housing Pvt. Ltd. Authorized Signatory

- (d) carry out the construction / development of the Project and remain in sole possession, control of peaceful enjoyment of the Project Lands or any part thereof until the completion of development of the Project and marketing, leasing or sale of the Saleable Area and car parking spaces to be developed on the Project Lands and every part thereof;
- (e) do all such acts, deeds and things that may be required for the development of the Project and for compliance in terms in this Agreement and the same shall be in strict compliance of this Agreement;
- (f) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled), brokers or other persons to carry out the development work and to pay the wages, remuneration, brokerage and salary of such persons;
- (g) make payment and / or receive the refund of all deposits, or other charges to and from all public or Governmental Authorities or public or private utilities relating to the development of the Project Lands paid by the Developer, in the manner the Developer may deem fit;
- (h) make, modify, withdraw applications to the concerned Governmental Authority in respect of Approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities for the proposed buildings to be constructed on the Project Lands and to carry out the same under the Approvals, sanctioned layout plan, or under order of any Governmental Authority and acquire all relevant Approvals for obtaining water and electricity connections and Approvals for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer;
- (i) deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the Applicable Laws, any Governmental Authority in relation to the Project development and necessary for the full, free, uninterrupted and exclusive construction of buildings on the Project Lands;
- (j) carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;
- (k) obtain all Approvals as may be required for construction and development of the Project as per this Agreement;
- (l) maintain and renew from time to time all Approvals required for implementation of the Project;
- (m) sell, allot, lease, license or otherwise dispose off or alienate the Saleable Area and car parking spaces in terms of this Agreement;
- (n) surrender any portion of the Project Lands (as may be required under the Applicable Laws) to the Governmental Authorities or any such area falling under




 A. Morris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP  
 VA

Authorized Signatory

Authorized Signatory

Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.  
 Acme Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd.

Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory

the set-back area or under any reservation to the Governmental Authorities in the prescribed manner in accordance with Clause 10.2.4 and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondences post discussion with OIPL;

- (o) create mortgage on the Project Lands or any part thereof to raise construction finance for this Project and call upon the JVP to execute all documents, mortgage deeds, no objection certificates, declaration, affidavits, powers of attorney, etc. as may be required by the lender to record or create such mortgage;
- (p) manage/maintain the Project/Project Lands and the property and facilities/common areas constructed upon the Project Lands and/or to transfer/assign right to maintenance to any third party and to retain all benefits, considerations etc. accruing from such maintenance of the Project;
- (q) assign all benefits, rights and obligations forming part of the Development Rights (in whole or in part) in favour of any Affiliate of the Developer or its partners as per the terms of this agreement;
- (r) Launch the Project and issue advertisements in such mode as may be deemed fit by the Developer and announce the development of the Project and invite prospective purchasers, lessees, licensees etc. for allotment and sale of the Saleable Area and car parking spaces;
- (s) handover operation, management, administration and maintenance of the Project to the Common Organisation of Purchasers formulated under the Haryana Registration and Regulation of Societies Act, 2012 or the maintenance agency of the Project, as the case may, as per then Applicable Laws;
- (t) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, leasing, licensing or sale of the premises to be constructed on the Project Lands as envisaged herein;
- (u) set up, install and make provision for the various facilities / services at the Project as may be required under the Applicable Laws and/or rules made there under;
- (v) take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Laws,
- (w) pay to consultant/ vendors for their services
- (x) collect the Gross Sale Revenue, Pass Through Charges, Other Charges and other due payments from the Saleable area allottees.
- (y) demarcate the common areas and facilities, and the limited common areas and facilities in the Project in the sole discretion of the Developer, as per the lay out plan and Applicable Laws and to file and register all requisite deeds and documents under The Haryana Apartment Ownership Act, 1983 including the deed of declaration.

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

33

Authorised Signatory

Oscar Land & Housing Pvt. Ltd.  
Merrill Land & Housing Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

(z) generally do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement;

1.12 "Effective Date" shall mean the date of execution of this Agreement;

1.13 "Encumbrances" shall mean any disputes, Litigation, threatened Litigation, easement rights, attachment in the decree of any court, attachment (of the Income Tax Department or any other departments of any Governmental Authority or of any other person or entity), acquisition, requisition, or any kind of attachment, impediment, restriction of use, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, partition, unauthorized occupancy, power of attorney, memorandum of understanding, development agreement, joint venture agreement or agreement of any nature whatsoever or any other legal impediment, mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, default or notice / claim by any Government Authority or Applicable Law or any rule, regulation or guidelines, default or claim / notice of any default of terms / conditions / provisions of the Licenses or Approvals, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;

1.14 "Force Majeure Event" shall mean and includes an event preventing the Developer from performing any or all of its obligations under this Agreement, which arises from, or is attributable to:-

- (a) act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;
- (b) explosions or accidents, air crashes, act of terrorism;
- (c) strikes or lock outs, industrial disputes
- (d) non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
- (e) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
- (f) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts Developer party from complying with any or all the terms and conditions as agreed in this Agreement having Material Adverse Effect; or
- (g) any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project having Material Adverse Effect; or

For Orris Infrastructure Pvt. Ltd.  


Authorised Signatory

VA

34  
Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorised Signatory

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Godrej Developers & Properties

Authorised Signatory

Authorised Signatory

- (h) Any claim, challenge or objection to the Project or to the Project Lands or on the rights of JVP and/or the Developer on the Project Lands and / or the Project;
- (i) Any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found on the Project Lands which renders liable or endangers the health and safety of either Party or the general public;
- (j) Any change in Applicable Laws adversely affecting the development of the Project having Material Adverse Effect.
- 1.15 **"OIPL Overheads"** shall mean the amounts payable to OIPL under Clause 5.2.4 of this Agreement
- 1.16 **"OIPL Approval"** shall mean the Approvals to be obtained by OIPL as set out in Clause 5.1.1 for the purposes of enabling the Developer to exercise the Development Rights granted under this Agreement as well as develop the Project in the manner envisaged in this Agreement;
- 1.17 **"Project Approval"** shall mean the Approvals to be obtained by the Developer for the development of the Project as set out in Clause 5.3;
- 1.18 **"Governmental Authority"** shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/ local authority having jurisdiction over any matter pertaining to the construction and development of the Project;
- 1.19 **"GPA"** shall have the meaning ascribed to it in Clause 2.3 of this Agreement;
- 1.20 **"Gross Sales Revenue"** shall mean and include the following in relation to the sale / conveyance / lease / license of the entire Saleable Area at the Project (calculated net of taxes) as may be fixed / charged by the Developer-
- (a) Basic sale price,
  - (b) Preferential location charges,
  - (c) Floor rise charges,
  - (d) Lease rent and license fee as may be collected from the prospective lessees / licensees,
  - (e) Power backup charges,
  - (f) Club membership charges,
  - (g) Interest on delayed payments received from the Purchasers,
  - (h) Charges collected for allotment / allocation of car parking space;
  - (i) Forfeiture amount / earnest money,
  - (j) Cheque bounce charges to be collected from Purchasers, if any,
  - (k) Transfer fee / charges collected till Completion,
  - (l) Holding charges collected from Purchasers,
  - (m) Cancellation charges,
  - (n) External Electrification Charges

For OIPL Infrastructure Pvt. Ltd.   

VA

35  
Authorized Signatory

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Crazy Land & Housing Pvt. Ltd.

Authorized Signatory

Gudrej Developers & Properties Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

- (o) All other revenue received from the Purchasers, advertisement fee and any other amounts to be received from the Purchasers of whatsoever nature except for the Pass Through Charges.
- 1.21 **"Launch"** shall mean the day when the Developer commences sale/lease/transfer of Saleable Area and invites applications from general public to sell/lease/transfer the first phase of Saleable Area to the Purchasers unless otherwise mutually agreed by the Parties;
- 1.22 **"Litigation"** includes all pending or threatened suits, civil and criminal actions, arbitration proceedings, and all legal proceedings (including any investigation, claim, complaint, notice, grievance, appeals and applications for review), which are pending or may arise in respect of the title of the Project Lands and/or the possession of JVP on the Project Lands which materially affects the Project;
- 1.23 **"Marketing"** (with all its derivatives and grammatical variations) shall mean and include the strategy adopted by the Developer for (a) sale / lease / transfer of the Saleable Area in the Project, (b) fixation of price, and (c) the allotment, sale / lease / transfer or any other method of disposal, transfer or alienation of the Saleable Area and the receipt and acceptance by the Developer of the payments in respect thereof and the execution and registration of all agreements and other deeds, documents and writings relating thereto;
- 1.24 **"Master Escrow Account"** shall mean the bank account opened and operated by Developer in accordance with Clause 9 of this Agreement;
- 1.25 **"Material Adverse Effect"** means a material adverse effect of any act or event on the ability of the Party/s to perform any of its obligations under and in accordance with the provisions of this Agreement and which act or event causes a major financial burden/ loss or to such Party/s and/or delay in commencement/completion of the Project.
- 1.26 **"Other Charges"** shall refer to the Common Organisation formation charges, legal expenses and charges and all such other similar charges and costs that may be chargeable to the Purchasers of Saleable Area by the Developer and such other charges which can be retained by the Developer and not form part of Pass Through Charges and Gross Sales Revenue;
- 1.27 **"JVP's Entitlement"** shall have the meaning ascribed to in Annexure D.
- 1.28 **"JVP's Account"** shall mean the bank account jointly opened and operated by all the JVP in accordance with Clause 9.8 of this Agreement;
- 1.29 **"Pass Through Charges"** shall refer to all statutory charges, fees and expenses, such as external development charges, infrastructure development charges, external electrification charges, firefighting charges, payments / contributions received from the customers towards electricity, water, sewerage, maintenance security deposit, advance maintenance charges, association deposit, service tax, VAT, GST, any future taxes levied by any Governmental Authority, stamp duty, registration charges, and all such other similar statutory charges, fees and costs which would be collected / recovered from the customers in relation to the Saleable Area as a contribution from the customers and for onward transfer / deposit to the concerned Government Authority or association (if any).

Ostar Land & Housing Pvt. Ltd. Authorized Signatory  
 Meen Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Buildwell Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Elephant Land & Housing Pvt. Ltd. Authorized Signatory


 Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties  
 VA 36  
 Authorized Signatory

Authorized Signatory



of the apartment owners / co-operative housing societies / condominium or with the maintenance agency of the Project, as the case may be;

- 1.30 **"Policy Risk"** shall mean any change in the policy of a Governmental Authority and/ or any Applicable Laws and / or any order / judgment by any court /forum which has a negative impact on the development potential of Project FSI and/or Project Density before Launch of the Project;
- 1.31 **"Project"** shall mean the development of residential/mixed-use buildings(s) on the Project Lands by utilizing the Project FSI and the Project Density (including the additional FSI to be permitted by competent authority) and construction of other structures, buildings, commercial spaces, community buildings, schools, dispensary, other amenities, open spaces, parking spaces, landscaping, developments etc. as may be deemed fit by the Developer and permitted or compulsory in accordance with the Applicable Laws and rules made thereunder by the relevant Governmental Authorities;
- 1.32 **"Project Density"** shall mean 300 person per acre;
- 1.33 **"Project FSI"** shall mean 7,65,578 square feet (which is equivalent to 71124.52 square meters)
- 1.34 **"Purchaser"** shall mean and include any allottee, buyer, purchaser, transferee, lessee, including a purchaser in default, assignor, transferor, applicant, whether an individual corporate or otherwise, for any unit or a part of the Project
- 1.35 **"Refundable Security Deposit"** shall have the meaning ascribed to it under Clause 8;
- 1.36 **"Saleable Area"** shall mean such portions of the Project and all construction development in the Project including the residential area, the commercial spaces, the school areas, EWS units, other amenities etc. that are available for sale in the open market to prospective buyers as per the Applicable Laws computed on super built up area basis (i.e. including the proportionate share in the common areas and facilities at the Project) or computed in such other manner as may be deemed fit and appropriate by the Developer;
- 1.37 **"Title Risk"** shall mean (i) any direct or indirect breach of or any deficiency in adherence to or performance to be made by any of the JVP and/or any person acting under / through or on behalf of the JVP/ land Owners or any of the JVP of their obligations with respect to the Project Lands under this Agreement and/or (ii) any defect / claim / dispute / Encumbrances over the Project Lands and/or rights, title and/or interest of the LLP in respect of the Project Lands or the Project which may be raised by any third party during the course of the Project including in respect of possession and/or (iii) any action undertaken/required to be undertaken to regularize/rectify/make good any Approvals due to breach or non-observance of any terms stipulated therein which may have any adverse effect on the rights of the LLP over the said Property or the ability to construct the Project (iv) inter-se disputes between JVP, (v) revocation, cancellation, modification or any other challenge/impediment to the GPA or subsistence thereof for any reasons other than an act or omission on part of the Developer of the terms of this Agreement;

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties LLP



Authorised Signatory

VA

37

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory  
Martin Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Builders Pvt. Ltd. Authorized Signatory  
Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
Godrej Developers & Properties LLP Authorized Signatory

**ANNEXURE B OF THE DEVELOPMENT AGREEMENT**

**5.1 LIST OF OIPL APPROVALS**

5.1.1 Within 4 (four) months of the DTCP granting the approvals under the "Change In Beneficial Interest Policy dated 18.02.2015' or any amendment thereto, OIPL shall obtain the final permission from DTCP to recognize the Developer as licensee.

**5.1.2 Good For Launch Approvals :-**

Within 4 (four) months from the submission of the revised building plan by the Developer to the OIPL, OIPL shall obtain, at its own efforts, cost and expenses the following approvals required for Launch of the Project:-

	PROJECT APPROVAL STAGES WISE	DEPARTMENT
A	REVISED BUILDING PLAN APPROVAL	DTCP
B	NOC FROM AIRPORT AUTHORITY OF INDIA (AAI)	AAI
1	Marked site location & site coordinates (6 digit latitude/longitude) on Toposheet, duly verified by architect & local authority (HUDA)	DTCP
2	Site elevation and coordinate verification certificate from STP (TCP) office Gurgaon	DTCP
C	Additional Documents & Approvals	
1	Assurance letter from HUDA to supply STP water for construction.	HUDA
2	Assurance letter from HVPNL for required power load/Electricity	HVPNL
D	Compliance made by JVP towards Project registration requirements with RERA in the capacity of co-promoter.	RERA, Haryana

For Orris Infrastructure Pvt. Ltd.  


  
 Authorised Signatory

Godrej Developers & Properties LLP  
 VA  
 Authorised Signatory

Merim Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Building Pvt. Ltd. Authorized Signatory  
 Godrej Developers & Properties LLP Authorized Signatory  
 Orris Infrastructure Pvt. Ltd. Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd. Authorized Signatory

**5.1.3 Good For Construction Approvals :-**

Within 8 (eight) months from submission of the revised building plan by the Developer to the OIPL, OIPL shall obtain, at its own efforts, cost and expenses the following approvals required for commencement of Construction of the Project:-

APPROVAL REQUIRED TO START CONSTRUCTION		
A	ENVIRONMENT CLEARANCE (MOEF)	HSPCB, SEAC & SEIAA
1	NOC from Forest department	Forest Department
2	NOC of Aravali clearance report from DC Office	DC & Revenue Department
3	Assurance letter from HUDA for water supply to the project after completion	HUDA
4	Term of Reference (TOR) Approval ( IF applicable)	HSPCB & SEAC
5	NOC from NBWL ( If Applicable)	NBWL
6	NOC from DC & Ministry of Panchayat Raj for Revenue Raasta	DC & Ministry of Panchayat Raj
B	CONSENT TO ESTABLISH / NOC FROM STATE POLLUTION BOARD	HSPCB
1	Affidavits as required by the department	As require
2	Undertaking regarding the prescribed standers for the Consent of Establish & EC applicable to the project.	As required
3	EC (MoEF) Clearance	
C	MINING PERMIT	Mining and geology department, Haryana
D	FIRE FIGHTING SCHEME APPROVAL	MCG & Fire Department

For Orris Infrastructure Pvt. Ltd.

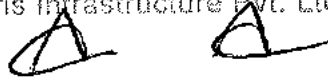
VA

Merin Land & Housing Pvt. Ltd. / Acme Infrastructure Pvt. Ltd. / Goutrej Developers & Property Land & Housing Pvt. Ltd.

Authorized Signatory / Authorized Signatory / Authorized Signatory

APPROVAL REQUIRED TO START CONSTRUCTION	
E	SERVICE SCHEME APPROVAL HUDA
F	TEMPORARY SITE OFFICE APPROVAL STP Gurgaon
G	TEMPORARY ELECTRICITY APPROVAL DHVPNL

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP



VA

Authorized Signatory

For Orris Infrastructure Pvt. Ltd. Authorized Signatory

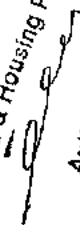


Oscar Land & Housing Pvt. Ltd.


Authorized Signatory




Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  


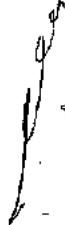
Authorized Signatory

Crazy Land & Housing Pvt. Ltd.  


Authorized Signatory

Acme Buildwell Pvt. Ltd.  


Authorized Signatory

Merfin Land & Housing Pvt. Ltd.  


Authorized Signatory



with OIPL.

(4) **Fourth tranche-** The Developer shall pay the remaining Rs. 5,00,00,000/- (Rupees Five Crore Only) out of the Refundable Security Deposit to JVP on obtainment of Good for Launch Approvals to the satisfactions of the Developer and submission of the same to Developer as per the terms of proposed Development Agreement subject to achievement/ completion of following conditions-

- A) JVP have complied with Project registration requirements with RERA in the capacity of co-promoter including obtainment all approvals required for RERA registration;
- B) Execution and registration of Sale Deed in favour of Developer/OIPL with respect to lands 24 kanal 13 marlas i.e. 3.08125 acres situated at Village Badha, Sector 85 Tehsil Manesar and District Gurgaon, owned by Land Owner -1.
- C) Execute and register the plot buyer agreements, settlement agreement and any other documents with Land Owner -1 as may be required by the Developer to its satisfaction to obtain appropriate rights including title, interest and power to deal, transfer, assign such rights on the lands admeasuring 24 kanal 13 marlas i.e. 3.08125 acres situated at Village Badha, Sector 85, Tehsil Manesar and District Gurgaon with due discharge of OIPL obligations under the terms of collaboration agreement dated 08.04.2010.;

(5) **Fifth tranche-** The Developer shall pay the remaining Rs. 5,00,00,000/- (Rupees Five Crore Only) out of the Refundable Security Deposit to JVP on obtainment and submission of Good for Construction Approvals to the satisfactions of the Developer and submission of the same to Developer as per the terms of proposed Development Agreement.

8.1.1 The Developer shall be required to pay the above stated amounts by handing over a cheque or demand draft in the name of the JVP's Account within 15 business days of achievement of respective disbursement milestone.

8.1.2 It is also agreed that if there exists a restriction in Launch of the Project on account of

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties Pvt. Ltd.

VA

Authorised Signatory

Authorized Signatory

Mediterranean Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Godrej Developers & Properties Pvt. Ltd. Authorised Signatory

a default / breach by JVP of any of their obligations, then the due part of Refundable Security Deposit amounts shall be paid by the Developer to JVP without any interest only after the said restriction is cured by the JVP;

8.1.3 The Developer shall be entitled to receive the refund of the entire Refundable Security Deposit in the manner provided in Clause 9.1 in Annexure D below;

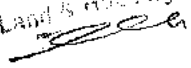
For Oris Infrastructure Pvt. Ltd. Godrej Developers & Properties  
VA



Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd.



Authorized Signatory



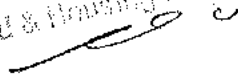
Authorized Signatory

Acme Buildwell Pvt. Ltd.



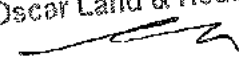
Authorized Signatory

Urban Land & Housing Pvt. Ltd.



Authorized Signatory

Oscar Land & Housing Pvt. Ltd.



Authorized Signatory

ANNEXURE D OF THE DEVELOPMENT AGREEMENT

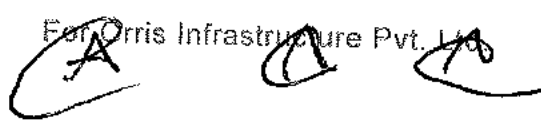
9. REVENUE SHARE

9.1 In consideration of the grant/transfer of the Development Rights by the JVP to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the JVP and the Developer to share the Gross Sales Revenue generated from the Saleable Area in the Project in the manner provided below –

- (a) **Entitlement of the Developer** – 87.40% in the Gross Sales Revenue (“**Developer’s Entitlement**”) generated from the sale / allotment / lease / transfer of the entire Saleable Area at the Project, and
- (b) **Entitlement of the JVP** – revenue share of 12.60% in the Gross Sales Revenue (“**JVP’s Entitlement**”) inclusive of applicable taxes after deduction of TDS generated from the sale / allotment / lease / transfer of the entire Saleable Area at the Project. However, notwithstanding Clause 17.12, the parties have agreed that the Developer shall, towards the amounts paid by JVP on account of statutory charges /penalties/levies/taxes/government related orders on the revenue share, reimburse the JVP subject to:
  - a. the maximum liability that the developer shall reimburse to the JVP is Rs. 13,68,00,000/- (Rupees Thirteen Crores Sixty Eight lacs only);
  - b. the JVP shall raise a proper invoice /debit note for claiming the reimbursement along with proof of payment to the authorities.

It being clarified that the developer shall reimburse aforesaid charges only during subsistence of this agreement.

The Developer shall open an escrow bank account (“**Master Escrow Account**”) before Launch of the Project wherein the Developer shall deposit the entire Gross Sales Revenue collected from the Purchasers. Upon Launch of Project Developer and JVP shall be entitled to the Gross Sales Revenue out of the Master Escrow Account in the same proportion as their respective entitlements stated in Clause 9.1 above subject to applicable laws. However, the Developer shall be entitled to retain to itself the entire (100%) of JVP’s entitlement until the recovery of the entire Refundable Security Deposit by the Developer from the JVP.

For Orris Infrastructure Pvt. Ltd. 

Godrej Developers & Properties LLP  
VA 44

Authorised Signatory

Authorised Signatory

Elegant Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Godrej Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Authorised Signatory



- 9.2 It is agreed that if the entire Refundable Security Deposit is not refunded to the Developer before the expiry of a period of 18 months from the date of Launch of the Project, the JVP shall pay the deficit amount to the Developer within 30 days of the expiry of such period of 18 months from the date of Launch of the Project. In the event the JVP delays in payment of the said amounts, they shall be liable to pay the amounts with an interest of 18% per annum for the entire delay period.
- 9.3 Upon recovery of entire Refundable Security Deposit the Developer shall modify the standing instructions (as per applicable laws) of the Master Escrow Account to transfer the entire JVP's Entitlement in the JVP's account at the end of each Business Day.
- 9.4 It is agreed between the Parties that OIPL shall be solely responsible for the inter-se distribution of amounts among the JVP, if any such agreement they have. The rights and/or entitlements of the Developer under this Agreement shall not be impeded in any manner whatsoever due to any inter se dispute among the JVP for distribution of the amounts received as the JVP's Entitlement or for any other reason whatsoever.
- 9.5 All amounts that do not form part of the Gross Sales Revenue i.e. the Pass Through Charges and Other Charges, which may be chargeable by the Developer from the Purchasers, shall be exclusively retained by the Developer.
- 9.6 Till date OIPL has paid Rs. 1176.60 lacs towards External Development Charges (EDC) and Rs. 445.40 lacs towards Infrastructure Development Charges (IDC). LLP shall reimburse the same to OIPL after Launch of the Project. Such reimbursement shall be made within 18 months from Launch of the Project. The mechanism of such refund will be decided by the Developer.
- 9.6.1 The developer has further agreed to pay any outstanding amount of Rs.6,38,00,000/- (Rupees Six Crores Thirty Eight Lacs only) in respect of EDC/IDC for the issuance of final permission for Change in Developer. However, the Developer shall charge interest @18% p.a. on the said amount, till the realisation of the same from the perspective customers, with interest not exceeding Rs. 1,14,70,000/- (Rupees One Crore Forteen Lacs Seventy Thousand only).
- 9.7 Upon cancellation / termination of the bookings of the flat/units / spaces forming part of the Saleable Area in the Project (which decision shall be a sole decision of the Developer), any amounts of the Gross Sales Revenue to be refunded to the Purchasers of the said

For OIPL Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP  
 Authorized Signatory VA 45  
 Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
 Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Buildwell Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd. Authorized Signatory

flats/units/spaces shall be refunded by the JVP and the Developer as per their respective revenue sharing ratios. JVP shall pay/ refund the amounts to be so refunded by it to the Developer for onward payment to the purchaser in the event of cancellation / termination of the allotment within 30 days from the date of receiving a written intimation from the Developer in this regard, failing which the Developer shall have the entitlement to refund the amounts to the Purchasers and claim the same back from OIPL with interest @ 24% per annum from the day the same have been paid / refunded by the Developer to the Purchasers till such time JVP pay the said amounts to the Developer.

9.8 The JVP will be opening an account bank under the name ("**JVP's Account**"). All amounts payable under this Agreement shall be paid to JVP through cheque, demand draft, wire transfer or other available methods in the said JVP's Account. Payment of the amounts in the name of the JVP's Account shall be a valid discharge of the payment obligation to all of the JVP.

9.9 The Land Owners have jointly nominated OIPL to be the lead member / contact entity for all the Land Owners. Accordingly, all communications made by the Developer to OIPL and all communications received from OIPL, shall be deemed to be the communication made to or received from all of the Land Owners. Notwithstanding anything stated herein, if the Developer deems fit, the Developer may require OIPL to obtain confirmations / consents to any communications made by OIPL from rest of the Land Owners.

9.10 All interest amount payable by the JVP to the Developer under this Agreement shall be payable on a monthly basis from when the same starts to accrue if not otherwise provided under this Agreement. JVP shall be treated as one single group and the Developer shall have the right to set off of any payment/ liability inter-se among JVP.

For Oris Infrastructure Pvt. Ltd. Godrej Developers & Properties Ltd.

VA

Authorised Signatory


Authorized Signatory

**ANNEXURE E OF THE DEVELOPMENT AGREEMENT**

**10. MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS OF THE PARTIES:**

**10.1 Developer's Obligations**

- 10.1.1 The Developer shall be responsible for the construction and development, Marketing and sale of units in the Project to the prospective purchasers and agrees to comply with the conditions laid down in sanctioned building plans and all other Approvals to be obtained from the Governmental Authorities. The Developer shall design, construct, develop, market and sell the Project strictly in accordance with the Applicable Laws.
- 10.1.2 The Developer shall be entitled to demarcate the common areas and facilities, and the limited common areas and facilities in the Project, as per the lay out plan and the Applicable Laws, and to file and register all requisite deeds and documents with the relevant Governmental Authority. The Developer shall be entitled to calculate the super built up area for sale / lease / transfer of the Saleable Area in the Project.
- 10.1.3 The Developer shall be entitled to transfer or assign the right to construct and sell areas such as school area, club premises and other amenities to any Purchasers/third party in accordance with the Applicable Laws and Approvals, and to allow such Purchasers /third parties, their representatives / contractors to enter the Project Lands for the said construction. The consideration received from such Purchasers/third parties towards transfer of such rights, shall be shared in the same manner between Developer and JVP as the Gross Sales Revenue.
- 10.1.4 The Developer shall be responsible for all the costs, expenses and taxes etc. to be incurred for the development and construction of the Project on the Project Lands accruing from the Effective Date and JVP shall not be expected/required to fund any part or contribute towards the Project costs and expenses accruing after the Effective Date, except as specifically stated under this Agreement. It is clarified that the JVP shall be responsible for payment of all the costs and expenses as may be accrued in respect of the Project Lands and/or the Project before the Effective Date, even if the same are payable after the Effective Date.
- 10.1.5 The Developer shall adhere to the sanctioned building plans or revised building plans. Should the Developer violate any provision of law, rules, regulations, building bye-laws, Approvals and conditions imposed therein, then the Developer shall be solely responsible for the same.
- 10.1.6 The Developer shall observe and comply with all laws, regulations and notifications dealing with all the employees engaged by it for development of the Project, including payment of their dues, wages, provident fund, workmen compensation, RERA gratuity, cess, taxes, benefits, claims, working conditions, safety, accidents, complaints, litigation in respect thereof.

For Oris Infrastructure Pvt. Ltd. & Oris Developers & Properties  
  
 VA  
 Authorised Signatory

47  
 Authorised Signatory

Oscar Land & Housing Pvt. Ltd.  
 Authorised Signatory  
 Crazy Land & Housing Pvt. Ltd.  
 Authorised Signatory  
 Buildwell Pvt. Ltd.  
 Authorised Signatory  
 Abme  
 Authorised Signatory  
 Crazy Land & Housing Pvt. Ltd.  
 Authorised Signatory  
 Oris Infrastructure Pvt. Ltd.  
 Authorised Signatory

- 10.1.7 The Developer shall, subject to JVP complying with all their obligations contained herein and extending all assistance required by the Developer, endeavour to achieve optimum utilization of Project FSI in the Project, subject to this Agreement and the Applicable Laws.
- 10.1.8 The Developer shall, at its own cost and expense, contest and settle all disputes, claims, demands, suits, complaints, Litigation which may be raised, filed or created by third party on account of an act or omission on the part of the Developer of the terms of this Agreement.
- 10.1.9 The Developer shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Project Lands and exercise of its Development Rights, (ii) interactions with any Governmental Authorities or any other person in respect of any acts, deeds, matters and things which may be done or incurred by, and (iii) signing all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be required from time to time.
- 10.1.10 The Developer shall undertake all such compliances in respect of the Project, as may be required under the Haryana Development & Regulation of Urban Areas Act, 1975, and the rules framed there under
- 10.1.11 The Developer shall be solely responsible to obtain the Completion Certificate of the License / as may be required under the Haryana Development & Regulation of Urban Areas Act, 1975, and the rules framed there under and to take all steps as may be necessary in this regard.
- 10.1.12 The Developer shall be responsible for compliances under the provisions of any Applicable Laws, including the Haryana Apartment Ownership Act, 1983, the Real Estate (Regulation and Development) Act, 2016 ("**Real Estate Act**") as may be amended, modified or supplemented from time to time. However, JVP are liable for compliances to be made by Land Owners under the provisions of Real Estate Act.
- 10.2 **JVPs' Obligations**
- 10.2.1 JVP shall ensure and cause OIPL to obtain the OIPL Approvals at its own cost within the stipulated period without any delay or demur;
- 10.2.2 The JVP shall ensure that at least 90% of the Project FSI shall be available for purpose of residential development on the Project Lands till Launch of the Project.
- 10.2.3 JVP shall handover to the Developer Originals of all title deeds/documents in respect of the Project Lands and all Approvals obtained so far in respect of the Project and/or the Project Lands simultaneously with the payment of Third Tranche of Refundable Security Deposit.
- 10.2.4 JVP shall surrender any portion of the Project Lands (as may be required under the Applicable Laws) to the Governmental Authorities or any such area falling under the set-back area or under any land reservation to the Governmental Authorities in the

For Oriss Infrastructure Pvt. Ltd.

*[Handwritten Signature]*

Authorised Signatory

Godrej Developers & Properties LLP

VA


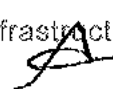
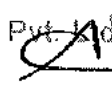
48

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.  
 Merlin Land & Housing Pvt. Ltd.  
 Crazy Land & Housing Pvt. Ltd.  
 Authorised Signatory  
 Authorised Signatory  
 Authorised Signatory

prescribed manner within 90 days from receipt of any notice in this regard. However, if the JVP fails to do the same, then the Developer shall have rights to take necessary steps and comply with the above such directions of the Government Authorities. Any compensation regarding the same shall become part of Gross Sales Revenue. However, the JVP may take all necessary steps to challenge aforementioned directions of the Government Authorities.

- 10.2.5 JVP shall, at their own cost and expense, contest and settle all disputes, claims, demands, suits, complaints, Litigation, etc., which may be raised, filed or created with respect to the Title Risk, Policy Risk or Approval Risk, including all the claims and/or actions instituted by the Purchaser, in a manner that the Development Rights of the Developer and the development, construction, marketing and sale of the Project is not adversely impeded or restricted through- out the Project life cycle. JVP shall settle such disputes, claims, demands, suits, complaints, Litigation, etc. within 120 days of occurrence of such disputes, claims, demands, suits, complaints, Litigation, etc.
- 10.2.6 JVP shall extend all cooperation and do all such acts and deeds that may be required to give effect to the provisions of this Agreement, including, providing all such assistance to the Developer, as may be reasonably required by the Developer from time to time for the purpose of carrying out the transactions contemplated hereby. The JVP further agrees to execute, as may be required by the Developer, from time to time, all applications, affidavits, plans or other documents, as may be required by the Developer and shall also extend all cooperation and assistance for the development, Completion and disposal of the Project. JVP shall furnish all such relevant information in respect of the Project Lands, as the Developer may request from time to time.
- 10.2.7 Any Encumbrance on (i) the Project Lands, (ii) rights / title / interest / entitlement of the JVP/OIPL on the Project Lands and / or (iii) the Development Rights vesting in favour of the Developer, that may arise due to any reasons (other than a breach by the Developer of any term of this Agreement), shall be resolved by the JVP/OIPL at their own costs and expenses, in a manner that the Development Rights of the Developer and the development, construction, Marketing and sale of the Project is not impeded or restricted, in any manner. JVP shall settle such disputes, claims, demands, suits, complaints, Litigation, etc. within 120 days of occurrence of such disputes, claims, demands, suits, complaints, Litigation, etc.
- 10.2.8 JVP shall comply with all the terms, conditions and its obligations contained in the Agreement in a time bound manner without any delay or demur.
- 10.2.9 JVP shall ensure that during the subsistence of this Agreement, the aggregate shareholding of all the Shareholders does not fall below 51% of the total issued and paid up share capital of the JVP.
- 10.2.10 JVP shall furnish to the Developer, in such time as may be reasonable having regard to the timing and nature of any request therefore, with all necessary and relevant information, approvals and data in possession of JVP or which may readily be obtained

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP  
   VA  
Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
Merrin Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Builders Pvt. Ltd. Authorized Signatory  
Crzy Land & Housing Pvt. Ltd. Authorized Signatory  
Eminent Land & Housing Pvt. Ltd. Authorized Signatory

by JVP, but not by the Developer, and which is reasonably required by the Developer during the course of development of the Project;

- 10.2.11 JVP shall not unreasonably delay any decision required to be taken by JVP under this Agreement in relation to the Project;
- 10.2.12 JVP shall fully co-operate with the Developer for enabling the Developer to exercise the Development Rights, in the manner envisaged in this Agreement.
- 10.2.13 JVP shall take all steps necessary to remove encroachments if any, on the Project Lands.
- 10.2.14 JVP shall forthwith provide the Developer notice of any claim, Litigation, proceeding, investigation in connection with the Project Lands of which any of the JVP becomes aware. In the event any of the JVP receives any communication, correspondence, notice, demand etc. of any nature whatsoever from any Governmental Authority and / or any third party, that may directly or indirectly be related to the Project Lands or the Project, it shall within 3 (three) Business Days of receipt of the said communication, correspondence, notice, demand, share it with the Developer.
- 10.2.15 JVP confirms that in event of bankruptcy, liquidation, and/or winding up proceedings or event leading to the same for any or all of the JVP, the rights and entitlements of the said JVP shall be restricted to the residuary rights of the Land Owners in the Project Lands/the Project after taking into account the rights, entitlements and interest of the Developer in the Project Lands / the Project under this Agreement and GPA. The rights and entitlements of the Developer under this Agreement including the interest created in the Project Lands in favour of the Developer by virtue of this Agreement and the GPA shall not be affected in any manner in case of any bankruptcy, liquidation, winding up proceedings, and/or inter-se dispute between JVP relating to the JVP or event leading to the same.

**10.3 JVP's Covenants**

- 10.3.1 JVP shall be responsible for resolving any disputes, litigations, etc., whether existing or in future; that may come up during the development of the project or thereafter on the Project Lands and on title of Project Lands. All liabilities of previous and existing stakeholders (government, tax authorities, funding entities, banks, financial institutions, parties claiming any interest in said land / development etc.) shall be borne by the JVP.
- 10.3.2 JVP at any time after the Effective Date, shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or Encumbrance in or over or in relation to the Development Rights, the Project Lands or the Project.
- 10.3.3 JVP shall ensure that during the subsistence of this Agreement, no other person, acting under or through it, does any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by

For Oris Infrastructure Pvt. Ltd. Godrej Developers Properties

VA

50

Authorised Signatory

Authorised Signatory

Elegant Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Authorised Signatory

the Developer or (ii) whereby the grant and transfer of the Development Rights or the rights of the Developer in respect of the Project Lands are prejudicially affected. In performance of its duties and exercise of its rights, powers and authorities under this Agreement, JVP shall act in the best interest of the Developer and shall not, in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of the Developer.

- 10.3.4 In the event OIPL fails to perform any of terms, conditions or any of their obligations, warranties or covenants under this Agreement (including but not limited to obtainment of OIPL Approvals and settlement of disputes as per Clause 10.2) then the Developer may at its sole discretion choose to either (i) grant an extension to OIPL (ii) take steps itself (however without any obligation) to perform such obligations of OIPL. In both situations, the Refundable Deposit shall become interest bearing @ 18% per annum (unless specified differently in this Agreement) and the said interest shall be payable by OIPL from the date the obligation of OIPL was agreed to have been complied with as per this Agreement and till the time the said obligation has been performed by OIPL or the Developer, as the case may be. The said interest shall be payable every month by OIPL to the Developer. It is hereby clarified that the option available to the Developer under this clause shall in no manner deem to be an obligation on the Developer to undertake the aforesaid activities or deem to relieve OIPL from its obligations to obtain the aforesaid Approvals.
- 10.3.5 The JVP covenants with the Developer that upon the transfer of all flats/units in the Project and/or on utilization of the entire Project FSI in the Project Lands or the Project being Completed and upon formation of the Common Organisation by the Developer comprising of the Purchasers of the Project the JVP shall do all such acts, deeds and things as may be required by the Developer for the purposes of handover of the entire charge of the Project with respect to the maintenance of the Project including conveying/transferring the underlying Project Land, and if so required under the Applicable Laws and the JVP hereby give their irrevocable consent for handing over the originals of all title documents of Project Land, Approvals and any other relevant document essential for it to perform its functions.
- 10.3.6 OIPL shall be liable and undertakes to settle customer claims that may arise from the already launched "Orris Spring Home" and "Orris Blue lagoon" at its own cost. If such claims are not settled within 60 (Sixty) days of occurrence of such claims, then Developer has step in rights to settle the customer claims at JVP cost. Developer's step in right shall not dilute/ discharge OIPL obligation to settle the customer claims. In case Developer is not able to settle the customer claims within 45 (Forty Five) days of exercising its step in right option then OIPL shall be liable to pay liquidated damages of Rs. 15,00,000/- (Fifteen Lakh) per month to the Developer from the date of such claim raised by customer. Such liquidated damages shall be paid by OIPL to Developer on 25<sup>th</sup> day of every month. Notwithstanding anything contain herein, in case development, sales, marketing or approvals of Project is stalled on this account, then OIPL shall be liable to pay liquidated damages of Rs. 50,00,000/- (Fifty Lakh) per month to the Developer after

For Orris Infrastructure Pvt. Ltd. VA




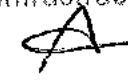

Authorized Signatory

lapse of 45 days (cure period) from the date of stalling of the Project till the settlement of such dispute.

10.3.6.1 Also, OIPL shall settle the unsettled customers shown in Schedule VI before the receipt of Third Tranche as mentioned in Annexure C of the present agreement.


10.3.7 Notwithstanding anything contained in this Agreement, in case any Party is prevented / restricted to perform its obligations under this Agreement due to any act or omission or default of another Party, then the non-defaulting Party shall not be held liable for delay in performance of its obligations under this Agreement.


For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties

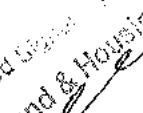
   VA


Authorized Signatory

Authorized Signatory


Elegant Land & Housing Pvt. Ltd.  
  
Authorized Signatory

Acme Buildwell Pvt. Ltd.  
  
Authorized Signatory

Oscar Land & Housing Pvt. Ltd.  
  
Authorized Signatory

Crazy Land & Housing Pvt. Ltd.  
  
Authorized Signatory

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.  
  
Authorized Signatory



ANNEXURE F OF DEVELOPMENT AGREEMENT

11. REPRESENTATIONS AND WARRANTIES

11.1 Each of the Parties hereby represents, warrants and undertakes to the other Party that:-

11.1.1 It has the full power and authority to enter into, execute and deliver this Development Agreement and any other deeds, documents or agreements, including power of attorney, and consents, contemplated hereunder or pursuant hereto ("Other Documents")

11.1.2 The execution, delivery and performance of this Development Agreement and/or GPA and/or Other Documents and the consummation of the transaction contemplated hereunder or under the Other Documents has been duly authorised by all necessary corporate or other action of the Party; and the same does not: (i) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.

11.1.3 JVP and Developer undertake to notify each other in writing promptly if either of them becomes aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by JVP and Developer herein, to become untrue or inaccurate or misleading, at any point of time.

11.2 In addition to the representations and warranties provided by the JVP elsewhere in this Agreement, the JVP further represents and warrants to the Developer, which representations and warranties have been within an intention to remain binding throughout the Project life cycle, that -

11.2.1 There is no easement, impediment, prohibition, restriction or negative covenant running with the Project Land, whereby the JVP are in any manner restrained, prohibited or prevented from granting the Development Rights in favour of the Developer and transferring and conveying the said Project Lands in favour of the nominees of the Developer, with clear and marketable title and free from all Encumbrances;

11.2.2 The Project Lands are not affected by any development plan reservation or set back and there is no impediment, prohibition or restriction upon the present or future development of the Project Lands as contemplated herein;

11.2.3 The Project Lands are contiguous and at the level of road and is not water logged;

11.2.4 The Project Lands or any part thereof is not "forest land/NCZ notified area" nor any other category of restricted land and the JVP has not received any notice from any authority in this regard;

11.2.5 Currently Project Lands has a primary motorable access from 4 karam (22 feet) revenue rasta having a width of 6.7056 meters with a frontage of more than 22 feet. The Project Lands shall, in future, shall have direct access from a 24 meter wide sector road

For Oris Infrastructure Pvt. Ltd. (Developer) & Properties

VA

Authorised Signatory

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.

Adme Builders Pvt. Ltd.

Orey Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory








Authorized Signatory

Authorized Signatory

Authorized Signatory

**("Permanent Access")** which will connect the Project Lands to 135 meter wide Central Periphery Road;

- 11.2.6 However, as long as the Permanent Access is not ready and operational, OIPL will be providing perpetual 40 feet wide clear access road from Central Periphery Road to the Project Lands and executed the necessary documents in this regard ("**Access Road**"). The Access Road is a composition of 18 feet wide road provided by OIPL (under its ownership) and 22 feet wide existing revenue rasta. OIPL will be making the Access Road motarable by using interlocking tiles or pavers at its own cost before the payment of the Third Tranche as mentioned in Schedule C. The same shall be reimbursed to OIPL within 90 days of Launch. The 18 feet temporary land for access provided by OIPL can be withdrawn with mutual consent of OIPL and GPL once the Permanent Access is functional from Central Periphery Road;
- 11.2.7 The Project Lands are demarcated and surveyed by concerned Government authority and there are no disputes vis-à-vis boundaries of the Project Lands with any of the adjoining land owners.
- 11.2.8 EDC/IDC related to any other project of any of the JVP shall not in any manner have an implication on this Project;
- 11.2.9 No proceedings are pending under the Urban Land (Ceiling and Regulation) Act, 1976 with respect to the Project Lands or any part thereof nor the ULC authorities have not sought possession of any part of the Project Lands (actual or symbolic) and no part of the said Project Lands have been handed over to the authorities under the said Act;
- 11.2.10 JVP has not entered into, any deeds, documents, writings and/or development agreements or any other agreements or arrangements of any nature whatsoever with any person or party, with respect to the Project Lands or any part thereof;
- 11.2.11 Neither there is any agreement or arrangement or contract, the performance or non-performance of any of its clauses could lead to any creation of Encumbrances on the Project Lands or any part thereof nor the JVP has in any way encumbered or agreed to create any encumbrance including by way of mortgage, charge, lien, trust, sale, pledge, lease, easements or other rights or otherwise howsoever on the Project Lands or any part thereof and henceforth shall not in any way creates or agrees to create any encumbrance, mortgage, charge, lien, trust, sale, pledge, lease, leave and license, easement or create any other rights of any nature whatsoever in respect of the Project Lands or any part thereof;
- 11.2.12 There are no prohibitory orders or restrictive orders or otherwise passed by any competent authority including the Central or State Government or revenue & statutory authorities or the Collector or by any court of law or before any tribunal or before any statutory authorities or before any arbitrator or before any labour court and there is no application and/or proceeding pending before any of the above named authority with respect to the Project Lands or any part thereof whereby JVP are prohibited or restrained from entering into this Agreement on the terms and conditions as contained herein;

 Oscar Land & Housing Pvt. Ltd.  Meera Land & Housing Pvt. Ltd.  Acme Builders Pvt. Ltd.  Grey Land & Housing Pvt. Ltd.  Elega Land & Housing Pvt. Ltd.  Gurgaon Developers & Properties Pvt. Ltd.  VA

Authorized Signatory      Authorized Signatory      Authorized Signatory      Authorized Signatory      Authorized Signatory      Authorized Signatory      Authorized Signatory

- 11.2.13 The Project Lands are not subject to any litigation or proceedings in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings nor is there any attachment on the Project Lands either before or after judgment or in custody/symbolic or physical possession of the Court Receiver and there is no money decree passed against the any of the JVP;
- 11.2.14 That are no notices or proceedings ending or initiated or under process of being initiated from the Central Government and/or State Government or any other local body or statutory authority including revenue officers or collector or under the relevant Municipal Act or Land Acquisition Act or Town Planning Act or Land Revenue Code or Government Ordinance, Order, Notification (including any notice for acquisition or requisition of the said Project Lands or any part thereof) has been received by or served upon JVP in respect of the Project Lands or any part thereof;
- 11.2.15 JVP has paid upto the date hereof all property taxes, rates, duties, cesses, levies including N.A. assessments, other assessments, water charges, electricity charges or any other amount payable to any authority in respect of the Project Lands;
- 11.2.16 There is no prohibitory order or order of attachment of any revenue department including income tax for taxes or of any department of the Government, Central or State or Local Body, Public Authority for taxes, levies, cesses, with respect to or affecting the Project Lands or any part thereof;
- 11.2.17 There is no proceeding pending under the Income Tax Act, 1961 against any of the JVP or with respect of the said Project Land;
- 11.2.18 There are no encroachments, trespassers or tenants or occupants or any rights created in favour of third parties with respect to the Project Lands or any part thereof;
- 11.2.19 JVP has not omitted to disclose to Developer any fact in respect of the Project Land. All information in relation to the transactions contemplated herein which would be material to the Developer for the purposes of entering into this Development Agreement, and consummating the transaction contemplated herein, has been made available and disclosed to the Developer and continues to be, true, complete and accurate in all respects and not misleading in any manner.
- 11.2.20 The names of Land Owners are also mutated as Owner of the Project Lands (including the structures / buildings etc. thereon) in the revenue records of the local authorities and has been paying the taxes and other outgoings in respect of the Project Lands from time-to-time and there is no tax or charges pending for payment as of now.
- 11.2.21 The entire Project FSI for the Project Lands of 10.04 Acres is available for the development of the Project. As per the Applicable Laws, the minimum Project FSI available on the Project Lands are 765578 Sq. Ft approximately without any restriction on the height of buildings / structures. There would be no further deduction in the Project FSI for the purpose of any road widening, road construction / alignment / realignment, any reservations, amenities etc. on the Project Lands and the Project FSI

For Orris Infrastructure Pvt. Ltd.    VA  
 Authorized Signatory

Authorized Signatory  
 55

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
 Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Buildwell Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd. Authorized Signatory

represented herein by JVP to be available on the Project Lands would be capable of being developed and sold in the open market.

- 11.2.22 That a minimum of 90% of the Project FSI is available for purpose of residential development on Project Lands.
- 11.2.23 That any of the JVP has not executed any power of attorney(s) or any other authority, oral or otherwise empowering any third person(s) to deal with Project Lands or any part thereof, for any purpose.
- 11.2.24 Each of the representations and warranties set forth in this Agreement shall be construed as a separate warranty and shall not be limited or restricted by reference to or inference from the terms of any other representation or warranty.

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LL  
VA

Authorised Signatory

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

**ANNEXURE G OF THE DEVELOPMENT AGREEMENT**

**12. TERMINATION**

12.1 This Agreement shall take effect on the Effective Date and shall remain in force for so long until it is not terminated in accordance with the terms hereof.

**12.2 Termination by the Developer:**

Notwithstanding any other right and remedy available under the Applicable Laws including specific performance of all covenants and obligations of JVP under this Agreement, the Developer shall be entitled to terminate this Agreement on occurrence of any one or more of the following events:

- (a) In case OIPL fails to procure OIPL Approval, within the time period as provided in Clause 5 herein, or within such extended time period that the Developer may at its sole discretion provide to OIPL; or
- (b) JVP fails to comply with or breaches any of their obligations, representations and/or warranties provided under this Agreement, which impacts the Project Lands / the Project and the same is not remedied completely by the JVP to the satisfaction of the Developer within a period of 120 (One Twenty) days from the earlier of (a) any of the JVP gaining knowledge of the breach and (b) the Developer informing the JVP of the breach; or
- (c) In case there is a reduction beyond 30 % in the Project FSI and / or the Project Density;
- (d) If any sales/Marketing/construction/approvals for the Project / Project Lands is stalled for more than 120 (One hundred and twenty ) days due to Title Risk and / or Approval Risk and / or Policy Risk; or
- (e) In the event the registration process of this Agreement and the GPA at the office of the jurisdictional sub-registrar is not completed within 15 (fifteen) business days from the Effective Date, and / or of the Developer does not receive the original registered Agreement and the GPA within the said 15 (fifteen) business days period or within such extended time period that the Developer may at its sole discretion provide to the JVP due to the fault of JVP; or
- (f) Stoppage with respect to sales/Marketing/construction/approvals in the Project for more than 120 days due to any of the inter-se disputes among the JVP
- (g) Stoppage with respect to sales/Marketing/construction/approvals the Project for more than 120 days due to any of the dispute/ claims with customers of "Orris Spring Home" and "Orris Blue lagoon" and any third party claims with respect to "Orris Spring Home" and "Orris Blue lagoon".

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Godrej Developers & Properties Pvt. Ltd.

VA

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

12.3 In the event of termination of this Agreement by the Developer in terms of Clause 12.2 above {except Clause 12.2(c)}

- (a) JVP shall within 15 Business Days of such termination, refund to the Developer, unadjusted Refundable Security Deposit to the extent paid by the Developer to JVP along with interests due thereon at the rate of 24% per annum computed from the date of payment made by the Developer,
- (b) JVP shall within 15 Business Days of such termination refund to the Developer any outstanding partner's loan in the LLP along with an interest of 24% per annum computed from the date of payment made by the partner;
- (c) JVP shall, within 120 days of such termination, resolve third party claims (if any) including but not limited to claims of the Purchasers/ customers of the Project, Contractor claims, Creditor claims, at their own cost and shall hold harmless the Developer from all such third party claims .
- (d) If JVP delays in payment of the amounts stated in (a) to (c) above, then it shall be liable to pay interest @ 24% per annum on the amounts for the entire delayed period.

12.4 In the event of termination of this Agreement by the Developer in terms of Clause 12.2(c)

- a) JVP shall within 15 Business Days of such termination, refund to the Developer, unadjusted Refundable Security Deposit to the extent paid by the Developer to JVP,
- b) JVP shall within 15 Business Days of such termination refund to the Developer any outstanding partner's loan in the LLP;
- c) JVP shall, within 120 days of such termination, resolve third party claims (if any) including but not limited to claims of the Purchasers/ customers of the Project, Contractor claims, Creditor claims, at their own cost and shall hold harmless the Developer from all such third party claims .
- d) If JVP delays in payment of the amounts stated in (a) to (c) above, then it shall be liable to pay interest @ 24% per annum on the amounts for the entire delayed period.

12.5 The Developer shall handover possession of the Project Lands along with all Project, customer and vendor related data to JVP only upon receiving the entire amounts stated in Clause 12.3 and Clause 12.4 above.

Signed and delivered for and on behalf of **Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal all Son of Sh. Chandgi**, acting through their Attorney; Orris Infrastructure Private Limited, duly constituted vide a registered General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27th October 2017)

For Orris Infrastructure Pvt. Ltd.

VA

Authorized Signatory

58

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27th October 2017)

Signed and delivered for and on behalf of **Elegant Land & Housing Private Limited**, through its authorized representative

Elegant Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Elegant Land & Housing Private Limited**, duly authorized vide its board resolution dated 27th October 2017.)

Signed and delivered for and on behalf of **Acme Buildwell Private Limited**, through its authorized representative

Acme Buildwell Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Acme Buildwell Private Limited**, duly authorized vide its board resolution dated 27th October 2017.)

Signed and delivered for and on behalf of **S. M. Buildcon Private Limited**, acting through its Attorney; Orris Infrastructure Private Limited, duly constituted vide a registered General Power of Attorney bearing document no. 65 dated 30<sup>th</sup> December 2016 (the said Attorney is represented herein through its Director; Mr. Amit Gupta duly authorized vide its board resolution dated 27th October 2017)

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

Authorized Signatory

Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Signed and delivered for and on behalf of **Crazy Land & Housing Private Limited**, through its authorized representative

Crazy Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

Authorized Signatory

(Authorized representative of **Crazy Land & Housing Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

Signed and delivered for and on behalf of **Merlin Land & Housing Private Limited**, through its authorized representative

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Merlin Land & Housing Private Limited**, duly authorized vide its board resolution dated 21<sup>st</sup> January 2017.

Signed and delivered for and on behalf of **Oscar Land & Housing Private Limited**, through its authorized representative

Oscar Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

Authorized Signatory

(Authorized representative of **Oscar Land & Housing Private Limited**, duly authorized vide its board resolution dated 21<sup>st</sup> January 2017.

Signed and delivered for and on behalf of **Orris Infrastructure Private Limited**, through its authorized representative

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

Authorized Signatory

(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

Signed and delivered for and on behalf of **Godrej Developers & Properties LLP**, through its authorized representative

Elegant Land & Housing Pvt. Ltd. Authorized Signatory  
Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Buildwell Pvt. Ltd. Authorized Signatory  
Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
Orris Infrastructure Pvt. Ltd. Authorized Signatory



Godrej Developers & Properties LLP

Vidush Arya  
Authorized Signatory

Name: Mr. Vidush Arya

(Authorized representative of Godrej Developers & Properties LLP, duly authorized vide authority letter /resolution dated 01.09.2017)

**WITNESSES:**

1. Name: Penulbe  
Jitender Singh S/o Sh. Kehri Singh  
Residential Address: House No. 1157, Sector-15, Sonapat, Haryana  
Signature: \_\_\_\_\_

2. Name: Manjit Singh S/o Sh. Amrik Singh  
Residential Address: X-181, Regency Park-II, DLF Phase-4, Gurugram, Haryana  
Signature: \_\_\_\_\_

For Orris Infrastructure Pvt. Ltd.  
A  
Authorized Signatory

For Orris Infrastructure Pvt. Ltd.  
A  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.  
[Signature] Authorized Signatory  
[Signature] Authorized Signatory  
[Signature] Authorized Signatory

**SCHEDULE I OF THE DEVELOPMENT AGREEMENT**


**DESCRIPTION OF PROJECT LANDS**


Lands ad-measuring 10.043 acres situated in the revenue estate of Village- Badha, Sector – 85, Gurgaon and comprised in the revenue numbers stated in the table below

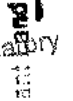
Sl.No.	Rectangle No.	Killa No.	Area	
			Kanal	Marla
1	15	24	8	0
		23/2	2	13
<b>Total</b>		<b>2 Plots</b>	<b>10</b>	<b>13</b>
2	26	7/1	0	4
		8	8	0
<b>Total</b>		<b>2 plots</b>	<b>8</b>	<b>4</b>
3	25	15/4/2	0	19
<b>Total</b>		<b>1 Plot</b>	<b>0</b>	<b>19</b>
4	26	12/1/1	2	13
<b>Total</b>		<b>1 Plot</b>	<b>2</b>	<b>13</b>
5	15	14/1	7	0
		17/1	4	18
		17/2	3	2
<b>Total</b>		<b>3 Plots</b>	<b>15</b>	<b>0</b>
6	15	23/1	5	7
<b>Total</b>		<b>1 Plot</b>	<b>5</b>	<b>7</b>
7	15	18/2/2	1	2
		18/3	0	9
<b>Total</b>		<b>2 Plots</b>	<b>1</b>	<b>11</b>
8	15	18/2/1/2	1	2
	26	2/2	6	0
		3	8	0

Eminent Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Bullwell Pvt. Ltd. Udaan Land & Housing Pvt. Ltd.

For Orris Infrastructure Pvt. Ltd. 

Godrej Developers & Properties Ltd. 62 

 Authorized Signatory

VA  Authorized Signatory

Authorized Signatory Authorized Signatory Authorized Signatory

<b>Total</b>		<b>3 Plots</b>	<b>15</b>	<b>2</b>
9	26	11/2/1	4	2
		9/2	4	19
		9/1	3	1
<b>Total</b>		<b>3 Plots</b>	<b>12</b>	<b>2</b>
10	15	12/2/2	0	16
		19	8	0
<b>Total</b>		<b>2 Plots</b>	<b>8</b>	<b>16</b>
<b>Grand Total</b>			<b>80</b>	<b>7</b>
			<b>10.04375 Acres</b>	

Cedrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA  
Authorized Signatory

Authorized Signatory.

Elegant Land & Housing Pvt. Ltd.  
  
Authorized Signatory

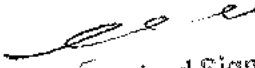
Crazy Land & Housing


  
Authorized Signatory

Acme Buildwell Pvt Ltd.

  
Authorized Signatory  
Oscar Land & Housing Pvt. Ltd.

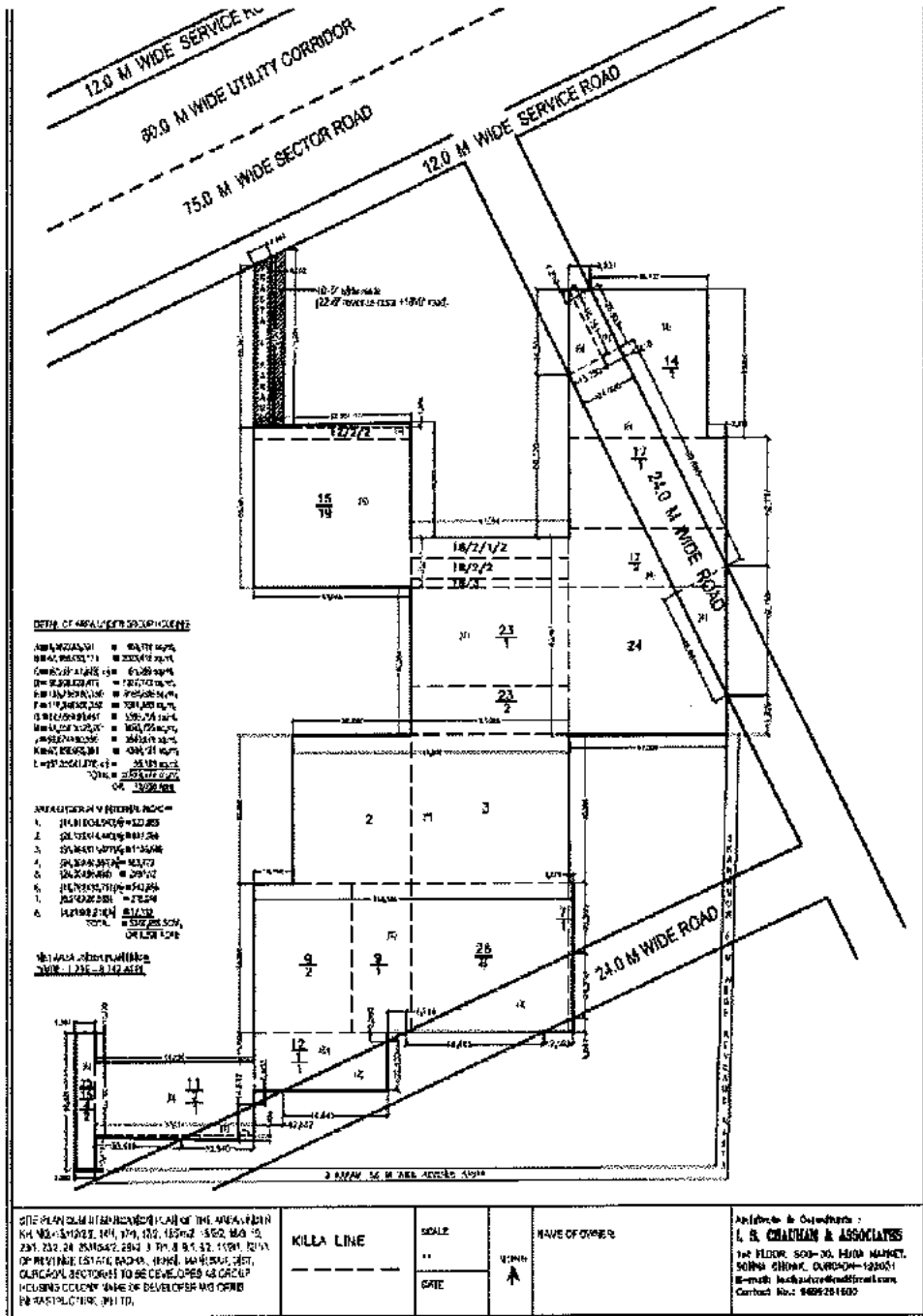
... Land & Housing Pvt. Ltd.

  
Authorized Signatory

  
Authorized Signatory






**SCHEDULE II OF THE DEVELOPMENT AGREEMENT**

**PLAN DEMARCATING THE PROJECT LANDS**





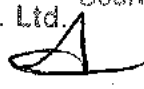
Acme Buildwell Pvt. Ltd. Merlin Land & Housing Pvt. Ltd.  
 Crazy Land & Housing Pvt. Ltd. Merlin Land & Housing Pvt. Ltd.  
 Elegant Land & Housing Pvt. Ltd. Merlin Land & Housing Pvt. Ltd.

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP

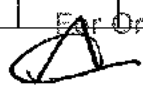








**SCHEDULE III OF THE DEVELOPMENT AGREEMENT  
OWNERSHIP PATTERN AND MUTATIONS DETAILS**

Khewat / Khatauni No.	Rectangle No.	Killa No.	Area		Ownership Pattern	Title documents	Mutation in the Record of Rights (Jamabandi)
			Kanal	Marla			
	15	24	8	0	a) Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram  [Rect.No. 15 Killa No. 24 (8 Kanal-0 Marla)]	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram – [Order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-Judge, Gurgaon in Case No.1194 of 1989]	1621 dated 24 <sup>th</sup> August, 1997 Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Authorized Signatory
		23/2	2	13	b) Elegant Land & Housing Private Limited  [Rectangle No. 15 Killa No. 23/2 (2 Kanal-13 Marla) -]	Elegant Land & Housing Pvt. Ltd – Registered Sale deed Document No. 4647 dated 25th May, 2006	Mutation No. 2508 dated 30 <sup>th</sup> September, 2010 Merlin Land & Housing Pvt. Ltd. Buildwell Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Authorized Signatory




 VA  
 Authorized Signatory

Total		2 Plots	10	13			
	26	7/1	0	4	Elegant Land & Housing Pvt. Ltd -	Sale Deed registered with the office of Sub-Registrar, Gurgaon as Document No. 309 on 24 <sup>th</sup> May, 2010.	Mutation No. 2484 dated 16 <sup>th</sup> July, 2010
		8	8	0		Partitioned order dated 7 <sup>th</sup> October, 2010 passed in Case No. 284.	Mutation No. 2513 dated 29 <sup>th</sup> October, 2010
Total		2 Plots	8	4			
	25	15/4/2	0	19	S.M. Buildcon Private Limited	Sale Deed No. 15344 dated 28 <sup>th</sup> October, 2005;	Mutation No. 1991 dated 21 <sup>st</sup> June, 2006
						sale deed No. 23278 on 31 <sup>st</sup> January, 2006	Mutation No. 2220 dated 26 <sup>th</sup> October, 2007
						Registered Sale Deed No. 17732 dated 30 <sup>th</sup> November, 2005	Mutation No. 2407 dated 18 <sup>th</sup> June, 2009;
					Acme Buildcon Private Limited	Registered Exchanged and	Mutation No. 2500 dated 7 <sup>th</sup>

Far Orris Infrastructure Pvt. Ltd. (Joint) Developers & Partner  
 Authorised Signatory

66  
 Authorised Signatory

						partition deed No. 998 on 15 <sup>th</sup> September, 2010	September, 2010; Mutation No. 2504 dated 30 <sup>th</sup> September 2010
<b>Total</b>		<b>1Plot</b>	<b>0</b>	<b>19</b>			
	26	12/1/1	2	13	a) S.M. Buildcon Private Limited and;  b) Crazy Land Housing Private Limited;	Registered Sale Deed No. 15277 dated 28 <sup>th</sup> October, 2005;  Registered Sale deed No. 20723 dated 2 <sup>nd</sup> January, 2006  Partition order dated 15 <sup>th</sup> October, 2010 passed in Case No. 11, Land 4 amongst other lands have been partitioned, Land 4 were vested in	Mutation No. 2515 dated 26 <sup>th</sup> October, 2010  Mutation No. 2538 dated 3 <sup>rd</sup> September, 2008  Mutation No. 2550 dated 4 <sup>th</sup> January, 2011  Mutation No. 2588 dated 21 <sup>st</sup>

For Arris Infrastructure Pvt. Ltd.

VA

Authorised Signatory

						S.M. Buildcon Private Limited and Crazy Land & Housing Private Limited	December, 2007
<b>Total</b>		<b>1 Plot</b>	<b>2</b>	<b>13</b>			
	15	14/1	7	0	Merlin Land & Housing Pvt. Ltd.	Merlin Land & Housing Pvt. Ltd. – registered sale deed bearing No.25 dated 09.04.2010.	2489 dated 28 <sup>th</sup> July 2010. Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Buildwell Pvt. Ltd.
		17/1	4	18			
		17/2	3	2			
<b>Total</b>		<b>3 Plots</b>	<b>14</b>	<b>20</b>			
	15	23/1	5	7	Merlin Land & Housing Pvt. Ltd.	Merlin Land & Housing Pvt. Ltd. registered sale deed bearing No.25 dated 09.04.2010.	2489 dated 28 <sup>th</sup> July 2010. Crazy Land & Housing Pvt. Ltd.
<b>Total</b>		<b>1 Plots</b>	<b>5</b>	<b>7</b>			

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties L

VA

Authorised Signatory

Authorized Signatory



	15	18/2/2	1	2	Anand Prakash, Ashwini Kumar and Rajpal	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram Transfer order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-Judge, Gurgaon in Case No.1194 of 1989.	1621 dated 24 <sup>th</sup> August 1997
		18/3	0	9			
<b>Total</b>		<b>2 Plots</b>	<b>1</b>	<b>11</b>			
	15	18/2/1/2	1	2	Anand Prakash, Ashwini Kumar and Rajpal	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram Transfer order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-Judge, Gurgaon in	1621 dated 24 <sup>th</sup> August 1997
	26	2/2	6	0			

For Orris Infrastructure Pvt. Ltd.

*A A A*

Authorized Signatory

Godrej Developers & Properties Pvt. Ltd.

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Merlin Land & Housing Pvt. Ltd.

Crazy Land & Housing Pvt. Ltd. Acme Builders Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

						Case No.1194 of 1989.	
		3	8	0			
	<b>Total</b>	<b>3 Plots</b>	<b>15</b>	<b>2</b>			
	26	11/2/1	4	2	a) Oscar Land and Housing Pvt Ltd.	1. Oscar Land and Housing Pvt Ltd. registered deed dated 23286 dated 31 <sup>st</sup> January 2006;	1888 dated 21.12.2005 Oscar Land & Housing Pvt. Ltd. Authorized Signatory
					b) Merlin Land & Housing Pvt. Ltd.	2. S.M.Buildco n Pvt. Ltd. and Acme Buildcon Pvt. Ltd. registered sale deed dated 15277 dated 28 <sup>th</sup> October 2005	2488 dated 28 <sup>th</sup> July 2010 Merlin Land & Housing Pvt. Ltd. Authorized Signatory 2504 dated 30.09.2010 Acme Buildcon Pvt. Ltd. Authorized Signatory
						3. Merlin Land & Housing Pvt. Ltd. registered sale deed No.56 dated 12.04.2010	2514 dated 26 <sup>th</sup> October 2010 Merlin Land & Housing Pvt. Ltd. Authorized Signatory
						4. S.M.Buildco n Pvt. Ltd. and Acme	2504 dated 30.09.2010 Acme Buildcon Pvt. Ltd. Authorized Signatory

For Oris Infrastructure Pvt. Ltd.





Godrej Developers & Properties LLP

VA

Authorized Signatory

70

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

						Buidcon Pvt. Ltd. registered sale deed dated 998 dated 15.09.2010	
		9/2	4	19	Oscar Land and Housing Pvt Ltd.  and Merlin Land & Housing Pvt. Ltd.		Merlin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd.
		9/1	3	1	S.M.Buidcon Pvt. Ltd. and Acme Buidcon Pvt. Ltd.		Merlin Land & Housing Pvt. Ltd.
<b>Total</b>		<b>3 Plots</b>	<b>11</b>	<b>22</b>			
		12/2/2	0	16	Elegant Land & Housing Pvt. Ltd	Elegant Land & Housing Pvt. Ltd vide registered sale deed no. 26 dated 09.04.2010	Mutation No. 24/3 dated 24.11.2010
		19	8	0			
<b>Total</b>		<b>2 Plots</b>	<b>8</b>	<b>16</b>			<b>Total</b>
<b>Total</b>		<b>Plots</b>	<b>80</b>	<b>7</b>			
<b>Total Area</b>			<b>80 Kanal 7 Maria ( 10.04375 acres)</b>				

For Orris Infrastructure Pvt. Ltd. Godrej Developers & Properties LLP

VA

Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

**SCHEDULE IV OF THE DEVELOPMENT AGREEMENT**

**DETAILS OF COLLABORATION AGREEMENT AND DEVELOPMENT AGREEMENTS**

<b>Collaboration Agreements/Agreements</b>	<b>Land Involved</b>
Agreement dated 26th August, 2011 executed by ELHPL in favour of OIPL and registered as document number 1454 on 26th August, 2011 ("ELHPL Collaboration Agreement-1")	Rectangle 15 Killa No.s 23/2 (2-13)], 12/2/2(0-16) and 19(8-0)
Agreement dated 26th August, 2011 executed by ELHPL in favour of OIPL and registered as document number 1453 on 26th August, 2011 ("ELHPL Collaboration Agreement-2")	Rectangle 26 Killa No.s 7/1 (0-4)] and 8(8-0)
Agreement executed by SBPL in favour of OIPL and registered as document number 1455 on 26th August, 2011 ("SBPL Collaboration Agreement")	Share of SBPL in Land bearing Rectangle No.25, Killa 15/4/21 (0-19); Share of SBPL in Land bearing Rectangle No.26, Killa No.12/1/1 (2-13) and land bearing Rectangle 26 Killa 9/1 (3-1)
Agreement dated 8th April, 2010 executed by individual land owners in favour of OIPL and registered as document number 24 on 9th April, 2010 ("Individual Landowners Collaboration Agreement")	Rectangle 15 - Killas 24 (8-0), 18/2/2(1-2), 18/3(0-9), 18/2/1/2(1-2), and in Rectangle No.26 - Killa 2/2(6-0) and 3 (8-0)
Agreement dated 24th October, 2007 executed by CLHPL in favour of OIPL and registered as document number 3314 on 6th May, 2008 ("CLHPL Collaboration Agreement")	Share of CLHPL in Rectangle No.26, Killa No.12/1/1 (2-13).

Oscar Land & Housing Pvt. Ltd.  
 Merin Land & Housing Pvt. Ltd.  
 Acme Bulldwell Pvt. Ltd.  
 Crazy Land & Housing Pvt. Ltd.  
 Elegant Land & Housing Pvt. Ltd.

Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory

For Orris Infrastructure Pvt. Ltd. (Gdres) Developers & Properties LLP

Authorized Signatory

Authorized Signatory

VA

Agreement dated 25th October, 2007 executed by OLHPL in favour of OIPL and registered as document number 3313 on 6th May, 2008 ("OLHPL Collaboration Agreement")	Rectangle 26 Killa 11/2/1 (4-2) and Killa 9/2 (4-19)
Agreement dated 24th October, 2007 executed by ABPL in favour of OIPL and registered as document number 3295 on 6th May, 2008 ("ABPL Collaboration Agreement")	Share of ABPL in Land bearing Rectangle No.25, Killa No.15/4/2(0-19)
Addendum to Agreement dated 24th October, 2007 executed in 2011 executed by ABPL in favour of OIPL ("ABPL Addendum Agreement")	Rectangle 26 Killa 9/1 (3-1)
Agreement dated 26th August, 2011 executed by MLHPL in favour of OIPL and registered as document number 1461 on 26th August, 2011 ("MLHPL Collaboration Agreement")	Lands 5 and Lands 6 and Part of Lands 9 [Rectangle 26 Killa 11/2/1 (4-2) and Killa 9/2 (4-19)]

For Orris Infrastructure Pvt. Ltd. (Gdres) Developers & Properties LLP  
VA

Authorized Signatory

Authorized Signatory

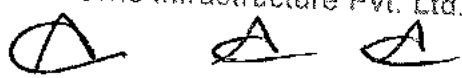
Acme Buildwell Pvt. Ltd. & Housing Pvt. Ltd.  
 Oscar Land & Housing Pvt. Ltd.  
 Authorized Signatory  
 Authorized Signatory  
 Authorized Signatory

**SCHEDULE V OF THE DEVELOPMENT AGREEMENT  
LIST OF ORIGINAL TITLE DOCUMENTS AND APPROVALS**

*[including but not limited to followings]*

- 1) Sale Deed registered with the Sub-Registrar as Document No. 4647 on 25th May, 2006 executed by Anand Prakash, Ashwani Kumar and Rajpal in favour of ELHPL
- 2) Sale Deed registered with the Sub-Registrar as Document No. 25 on 9th April, 2010 executed by Anand Prakash, Ashwani Kumar and Rajpal in favour of MLHPL
- 3) Agreement dated 26th August, 2011 executed by ELHPL in favour of OIPL and registered as document number 1454 on 26th August, 2011
- 4) Agreement dated 26th August, 2011 executed by ELHPL in favour of OIPL and registered as document number 1453 on 26th August, 2011
- 5) Agreement executed by SBPL in favour of OIPL and registered as document number 1455 on 26th August, 2011
- 6) Agreement dated 8th April, 2010 executed by individual land owners in favour of OIPL and registered as document number 24 on 9th April, 2010
- 7) Agreement dated 24th October, 2007 executed by CLHPL in favour of OIPL and registered as document number 3314 on 6th May, 2008
- 8) Agreement dated 25th October, 2007 executed by OLHPL in favour of OIPL and registered as document number 3313 on 6th May, 2008
- 9) Agreement dated 24th October, 2007 executed by ABPL in favour of OIPL and registered as document number 3295 on 6th May, 2008
- 10) Agreement dated 26th August, 2011 executed by MLHPL in favour of OIPL and registered as document number 1461 on 26th August, 2011
- 11) Addendum dated 4th December, 2007 to agreement dated 24th October, 2007, executed between OIPL and Acme Buildwell Private Limited;
- 12) Second Addendum dated 6th May, 2008 to agreement dated 24th October, 2007 and Addendum dated 4th December, 2007, executed between OIPL and Acme Buildwell Private Limited;
- 13) Addendum dated 30th March, 2011 to agreement dated 24th October, 2007, Addendum dated 4th December, 2007 and Addendum dated 6th May, 2008, executed between OIPL and Acme Buildwell Private Limited;
- 14) Addendum dated 4th December, 2007 to the agreement dated 24th October, 2007, executed between OIPL and Crazy Land & Housing Private Limited;
- 15) Addendum dated 4th December, 2007 to agreement dated 25th October, 2007, executed between OIPL and Oscar Land & Housing Private Limited;

For Orri Infrastructure Pvt. Ltd.



Authorized Signatory


VA



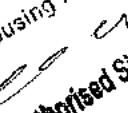
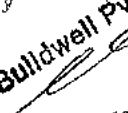
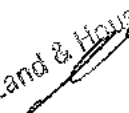

74  
Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
 Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
 Acme Buildwell Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Oscar Land & Housing Pvt. Ltd. Authorized Signatory



- vii) Mining Permit granted by Department of Mining and Geology vide Permit No. 1673 Memo No.988 dated 03.05.2016;
- viii) PCB Approval granted by Haryana State Pollution Control Board vide Memo No. 2821213GUSOCTE153547 dated 27.11.2013;

For Orris Infrastructure Pvt. Ltd.  Godrej Developers & Properties Ltd.  VA

 Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd.  
 Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd.  
 Authorized Signatory  
 Acme Buildwell Pvt. Ltd.  
 Authorized Signatory  
 Merlin Land & Housing Pvt. Ltd.  
 Authorized Signatory  
 Oscar Land & Housing Pvt. Ltd.  
 Authorized Signatory




**SCHEDULE VI OF THE DEVELOPMENT AGREEMENT**

**LIST OF SETTLED CUSTOMERS**

**Settled Customers**

S.No.	File No.	Customer Name	Tower No.	Apartment No.	Floor	Type	Amount Received (IN Lakhs)	Amount Refunded (IN Lakhs)	Status	Company Name
2	OSH/CL/131	Ms.Manoj Kumar Singh & Abhay Kumar Singh	H	803	8th	2 BHK-01(W)	5	5	Settled	Oscar Land & Housing Pvt. Ltd.
3	OSH/CL/150	Ms.Biswaranjan Parida & Bimlesh Kumar Sinha	A	401	4th	3 BHK+S-03(U)	10	10	Settled	Buildwell Pvt. Ltd.
4	OSH/CL/254	Mr./Ms.Davinder Kumar Mittal & Sunita Mittal	H	102	1st	3 BHK-01(X)	10	10	Settled	Pvt. Land & Housing Pvt. Ltd.
5	OSH/CL/243	Ms.Seema Sankhala	H	402	4th	3 BHK-01(X)	10	10	Settled	Oscar Land & Housing Pvt. Ltd.
6	OSH/CL/090	Mr./Ms.Vikalp Verma & Jolly Verma	H	101	1st	3 BHK-01(X)	5	5	Settled	Crzy Land & Housing Pvt. Ltd.

For Oris Infrastructure Pvt. Ltd. Developers & Properties L.L.P.

  
 Authorized Signatory

VA  
 Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
 Buildwell Pvt. Ltd. Authorized Signatory  
 Pvt. Land & Housing Pvt. Ltd. Authorized Signatory  
 Crzy Land & Housing Pvt. Ltd. Authorized Signatory



18	OSH/CL/01 3	Mr./Ms.Naresh Arora	C	102	1st	3 BHK+S- 01(B)	10	10	Settled
19	OSH/CL/24 2	Mr./Ms.D K Srivastava	B	501	5th	3 BHK+S- 03(U)	10	10	Settled
20	OSH/CL/08 4	Mr./Ms.Abhijeet Singh & Renu Singh	B	603	6th	4 BHK- 01(M)	10	10	Settled
21	OSH/CL/05 9	Mr.Nitin Sharma	A	1903	19th	3 BHK+S- 01(Q)	10	10	Settled
22	OSH/CL/20 4	Mr./Ms.Amit Gupta	G	1803	18th	3 BHK+S- 01(Q)	10	10	Settled
23	OSH/CL/15 3	Mr./Ms.Kamal Deep Singh & Rasil Kaur	D	202	2nd	3 BHK+S- 01(B)	10	10	Settled
24	OSH/CL/24 1	Mr.Sanjay Vijay	E	702	7th	3 BHK+S- 01(I)	10	10	Settled
25	OSH/CL/12 7	Mr./Ms.Surbhi Nagpal & Urmila Arora	K	502	5th	2 BHK+T(Y )	10	10	Settled
26	OSH/CL/01 0	Mr.Ankit Singh	K	901	9th	2 BHK- 02(Z)	10	10	Settled
27	OSH/CL/01 1	Mr.Ankit Singh	D	12A03	12A	3 BHK- 01(A)	10	10	Settled
28	OSH/CL/03 0	Ms.Kiran Kachroo	E	1002	10th	3 BHK- 02(J)	10	10	Settled

For Orris Infrastructure Pvt. Ltd.

Control Developers of Properties

Authorized Signatory

79

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Authorized Signatory

29	OSH/CL/04 7	Mr.Ravi Beniwal	C	3	Ground	3 BHK-01(A)	10	10	Settled
30	OSH/CL/05 1	Mr.Rajesh Kumar	C	1102	11th	3 BHK-02( C)	10	10	Settled
31	OSH/CL/05 2	Mr.Ajay Kumar Gupta	G	1202	12th	3 BHK+S-02(T)	10	10	Settled
32	OSH/CL/06 3	Mr./Ms.Rakesh Bhat & Seema Bhat	D	1002	10th	3 BHK-02( C)	10	10	Settled
33	OSH/CL/07 3	Mr.Sahil Taneja	E	603	6th	3 BHK-01(H)	10	10	Settled
34	OSH/CL/08 6	Mr.Aurangzeb Khan	E	1401	14th	3 BHK-03(L)	10	10	Settled
35	OSH/CL/10 7	Ms.Shalini Sharma	H	302	3rd	3 BHK-01(X)	10	10	Settled
36	OSH/CL/12 2	Ms.Smriti Kharb	A	1802	18th	3 BHK+S-02(T)	10	10	Settled
37	OSH/CL/12 3	Mr.Vishesh Magoo	D	401	4th	3 BHK+So+Du( E)	10	10	Settled
38	OSH/CL/12 6	Mr./Ms.Amandeep Grover & Rupam Saluja	D	703	7th	3 BHK-01(A)	10	10	Settled
39	OSH/CL/13 8	Ms.Monika Sinha	G	1002	10th	3 BHK+S-02(T)	10	10	Settled

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

V/A  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Acme Builders Pvt. Ltd. Authorized Signatory

Housing P. Ltd. Authorized Signatory

Godrej Developers & Properties Pvt. Ltd. Authorized Signatory

Crazy Land Pvt. Ltd. Authorized Signatory

Oscar Land & Housing Pvt. Ltd. Authorized Signatory

40	OSH/CL/16 3	Mr.Bhupinder Singh	F	501	5th	3 BHK+S- 03(U)	10	10	Settled
41	OSH/CL/17 4	Ms.Vandana Dhiman	K	704	7th	2 BHK- 01(W)	10	10	Settled
42	OSH/CL/18 8	Ms.Madhavi Awasthi	H	103	1st	2 BHK- 01(W)	10	10	Settled
43	OSH/CL/20 3	Mr./Ms.Reema Sharma	G	1403	14th	3 BHK+S- 01(Q)	10	10	Settled
44	OSH/CL/21 6	Mr./Ms.Rachna Gupta & Lalit Kumar Singhal	C	1401	14th	3 BHK- 03(F)	10	10	Settled
45	OSH/CL/22 9	Mr./Ms.Moiz Ahmed Khan	E	903	9th	3 BHK- 01(H)	10	10	Settled
46	OSH/CL/23 4	Mr./Ms.Nitya Nand	K	1	Grou nd	3 BHK- 01(X)	10	10	Settled
47	OSH/CL/23 6	Ms.Bimla Devi Sharma & Sushil Kumar Sharma	A	801	8th	3 BHK+S- 03(U)	10.51	10.51	Settled
48	OSH/CL/26 6	Mr.Vikrant Gill & Surinder Kumar	K	503	5th	2 BHK- 01(W)	6.3	6.3	Settled
49	OSH/CL/26 9	Mr./Ms.Anoop Kumar Agarwal	E	102	1st	3 BHK+S- 01(I)	10.51	10.51	Settled
50	OSH/CL/09 4	Mr.Chirag Setia	C	1602	16th	3 BHK- 02( C)	10.51	10.51	Settled
51	OSH/CL/18 5	Mr./Ms.Gurjeet Singh & Harjeet Singh	H	1	Grou nd	3 BHK- 01(X)	10	10	Settled

For Orris Infrastructure Pvt. (Orri) Developers & Properties

VA

81

Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Orri Land & Housing Pvt. Ltd.

Orri Land & Housing Pvt. Ltd.

Authorized Signatory

52	OSH/CL/21 8	Mr./Ms.Rajeev Kumar Sharma	G	1603	16th	3 BHK+S- 01(Q)	10.51	10.51	Settled
53	OSH/CL/00 3	Ms.Rashi Khanna	K	601	6th	2 BHK- 02(Z)	10.51	10.51	Settled
54	OSH/CL/03 3	Ms.Devendra Panwar	F	401	4th	3 BHK+S- 03(U)	10.51	10.51	Settled
55	OSH/CL/23 8	Mr.Shakuntala Devi	E	2	Ground	3 BHK+S- 01(I)	10.51	10.51	Settled
56	OSH/CL/11 5	Ms.Leela Bansal	H	203	2nd	2 BHK- 01(W)	10	10	Settled
57	OSH/CL/11 8	Ms.Kashi Prasad Khemka	B	1501	15th	4 BHK- 02(V)	10	10	Settled
58	OSH/CL/18 0	Mr.Fahad Ansari	B	2002	20th	3 BHK+S- 02(T)	10	10	Settled
59	OSH/CL/18 1	Mr.Sabir Ali Ansari	E	503	5th	3 BHK- 01(H)	10	10	Settled
60	OSH/CL/18 2	Mr.Sabir Ali Ansari	A	1803	18th	3 BHK+S- 01(Q)	10	10	Settled
61	OSH/CL/18 3	Mr.Nekhat-E- Shireen	F	1503	15th	3 BHK+S- 01(Q)	10	10	Settled
62	OSH/CL/18 4	Ms.Nekhat-E- Shireen	D	803	8th	3 BHK- 01(A)	10	10	Settled
63	OSH/CL/21 1	Ms.Suresh Chandra Gupta	K	304	3rd	2 BHK- 01(W)	10.51	10.51	Settled

For Oris Infrastructure Pvt. Ltd. Central Developers & Properties

Authorized Signatory

Authorized Signatory

64	OSH/CL/16 1	Mr./Ms.J. L Chawla	C	1203	12th	3 BHK- 01(A)	10.51	10.51	Settled Land & Housing Pvt. Ltd.
65	OSH/CL/03 8	Mr.Aditya Narayan Singh & Rashmi Singh	C	1603	16th	3 BHK- 01(A)	10	10	Settled Oscar Land & Housing Pvt. Ltd.
66	OSH/CL/00 5	Mr./Ms.Jagbir Singh & Harish Chander	D	603	6th	3 BHK- 01(A)	10.51	10.51	Settled Land & Housing Pvt. Ltd.
67	OSH/CL/05 3	Mr.Rakesh Tokas	H	904	9th	2 BHK- 01(W)	13.85	13.85	Settled Land & Housing Pvt. Ltd.
68	OSH/CL/50	Mr.Nirmala	G	701	7th	3 BHK+S- 03(U)	10	10	Settled Merlin Land & Housing Pvt. Ltd.
69	OSH/CL/00 4	Ms.Jatin Girdhar	H	304	3rd	2 BHK- 01(W)	10.51	10.51	Settled Prime Buildwell Pvt. Ltd.
70	OSH/CL/01 2	Mr.Jolly Asija	C	801	8th	3 BHK- 03(F)	10.51	10.51	Settled Prime Buildwell Pvt. Ltd.
71	OSH/CL/00 7	Mr.Geeta	E	902	9th	3 BHK+T- 01(K)	10.51	10.51	Settled Prime Buildwell Pvt. Ltd.
72	OSH/CL/10 8	Ms.Usha Sharma	D	902	9th	3 BHK+T- 01(D)	10.51	10.51	Settled Land & Housing Pvt. Ltd.
73	OSH/CL/03 1	Ms.Binod Kumar Rout	E	1202	12th	3 BHK- 02(J)	10	10	Settled Land & Housing Pvt. Ltd.
74	OSH/CL/22 2	Mr.Akshay Relan	H	703	7th	2 BHK- 01(W)	10.51	10.51	Settled Land & Housing Pvt. Ltd.
75	OSH/CL/07 4	Mr./Ms.Sunil Puri	E	302	3rd	3 BHK+S- 01(I)	10.51	10.51	Settled Godrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

Authorised Signatory

VA

Authorised Signatory

Land & Housing Pvt. Ltd.

Authorized Signatory

76	OSH/CL/08 3	Mr.Abhishek Mehrotra	C	12A01	12A	3 BHK- 03(F)	10.51	10.51	Settled
77	OSH/CL/24 7	Mr.Iqbal Impex Pvt. Ltd.	D	1102	11th	3 BHK- 02( C)	10.51	10.51	Settled
78	OSH/CL/18 6	M/SSundipika Wahal & Ashima Kapoor	C	12A02	12A	3 BHK- 02( C)	19.64	19.64	Settled
79	OSH/CL/27 5	Mr./Ms.Pawan Kumar Yadav/Anita Yadav	B	2	Grou nd	4 BHK + S-01 ( R)	10.51	10.51	Settled
80	OSH/CL/12 1	Mr.Nand Kishore Khetan	E	801	8th	3 BHK- 03(L)	10.51	10.51	Settled
81	OSH/CL/19 1	M/SSupersound Electronics India Pvt. Ltd.	G	1402	14th	3 BHK+S- 02(T)	10	10	Settled
82	OSH/CL/02 0	Mr.Dharam Pal Bhatiya	A	701	7th	3 BHK+S- 03(U)	10.51	10.51	Settled
83	OSH/CL/02 1	Mr.Bharat Kumar Chitkara	B	801	8th	3 BHK+S- 03(U)	10.51	10.51	Settled
84	OSH/CL/27 2	Mr./Ms.Dinesh Chauhan & Vipin Monga	H	102	1st	3 BHK - 01 (X)	10.51	10.51	Settled
85	OSH/CL/09 3	Mr./Ms.Srirupa Khanna & Dinesh Khanna	K	101	1st	3 BHK- 01(X)	10.51	10.51	Settled
86	OSH/CL/26 3	Ms.Anita Mehlawat	D	801	8th	3 BHK- 03(F)	10.51	10.51	Settled

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

84 Authorized Signatory

Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Buildwell Pvt. Ltd. Authorized Signatory  
Eminent Land & Housing Pvt. Ltd. Authorized Signatory



87	OSH/CL/20 2	Mr.Surinder Singh	E	1003	10th	3 BHK- 01(H)	10	10	Settled
88	OSH/CL/13 2	Mr./Ms.Suresh Kumar Kalra & Ram Sharan Kalra	B	401	4th	3 BHK+S- 03(U)	10.51	10.51	Settled
89	OSH/CL/13 0	Mr./Ms.Abhishe k Jain & Kanchan Jain	D	1403	14th	3 BHK- 01(A)	10.51	10.51	Settled
90	OSH/CL/10 1	Mr.Radha Charan Yadram	E	802	8th	3 BHK+S- 01(I)	10.51	10.51	Settled
91	OSH/CL/25 0	Ms.Arпита Chakarvertty	E	1601	16th	3 BHK- 03(L)	10.51	10.51	Settled
92	OSH/CL/25 3	Mr.Sunil Indrajit Sharma	E	1602	16th	3 BHK- 02(J)	10.51	10.51	Settled
93	OSH/CL/03 9	Ms.Manju Jain	C	1002	10th	3 BHK- 02( C)	10	10	Settled
94	OSH/CL/06 0	Ms.Bela Shelat	C	2	Grou nd	3 BHK+S- 01(B)	10	10	Settled
95	OSH/CL/05 7	Mr.Archit Garg	K	904	9th	2 BHK- 01(W)	10.51	10.51	Settled
96	OSH/CL/15 4	Mr.Tarun Goyal	K	201	2nd	3 BHK- 01(X)	10.51	10.51	Settled
97	OSH/CL/11 9	Ms.Jatinder Paul Syal, Aruna Syal & Aasna Syal	F	1002	10th	3 BHK+S- 02(T)	10.51	10.51	Settled

Godrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA

Authorized Signatory

Authorized Signatory

85

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

98	OSH/CL/13 6	Ms.Bitty Singh, Baljit Singh & Navneet Kaur	G	1102	11th	3 BHK+S- 02(T)	10.51	10.51	Settled
99	OSH/CL/13 7	Mr./Ms.Parul Raghav & P S Raghav	F	1102	11th	3 BHK+S- 02(T)	10.51	10.51	Settled
100	OSH/CL/15 2	Ms.Rajul Bhargava, Honey Kukreja Bhargava & R. K Bhargava	F	1402	14th	3 BHK+S- 02(T)	18.16	18.16	Settled
101	OSH/CL/21 3	Ms.Saroj Kushwaha & Surinder Singh Kushwaha	G	802	8th	4 BHK+S- 01( R)	41.85	41.85	Settled
102	OSH/CL/12 4	Mr.Anup Gupta	B	1002	10th	3 BHK+S- 02(T)	35.84	40.68	Settled
103	OSH/CL/12 5	Mr./Ms.Anup Gupta & Saroj Gupta	B	1102	11th	3 BHK+S- 02(T)	35.84	40.68	Settled
104	OSH/CL/10 3	Ms.Raka Rashmi	H	802	8th	2 BHK- 02(Z)	10.51	10.51	Settled
105	OSH/CL/04 2	Mr.Rajender Singh	K	502	5th	2 BHK+T(Y )	24.82	24.82	Settled
106	OSH/CL/03 6	Mr./Ms.Rajan Seth & Shumeeta Seth	K	401	4th	3 BHK- 01(X)	25.9	25.9	Settled
107	OSH/CL/26 0	Mr./Ms.Anubhut i Yadav & Nainpal Yadav	H	603	6th	2 BHK- 01(W)	22.49	22.49	Settled

For Oriss Infrastructure Pvt. Ltd.

Authorized Signatory

86

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.  
Merlin Land & Housing Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

108	OSH/CL/04 3	Mr.Vishal Matta	K	702	7th	2 BHK-02(Z)	22.68	22.68	Settled
109	OSH/CL/07 5	Mr.Vinay Taneja	H	902	9th	2 BHK-02(Z)	22.88	22.88	Settled
110	OSH/CL/14 7	Mr./Ms.Kamlesh Kumari & Sachin Kumar	H	504	5th	2 BHK-01(W)	17.28	17.28	Settled
111	OSH/CL/10 2	Mr./Ms.Lalit Malhotra & Kavita Malhotra	C	602	6th	3 BHK+S-01(B)	32.68	32.68	Settled
112	OSH/CL/03 5	Mr.Gaurav Garg	K	701	7th	2 BHK-02(Z)	10.51	4.51	Settled
113	OSH/CL/06 4	Mr./Ms.Basanti Devi & Chiranji Lal	C	1503	15th	3 BHK-01(A)	28.94	28.94	Settled
114	OSH/CL/11 3(T1)	Ms.Nishim Attreja/Deepti Attreja	H	901	9th	2 BHK-02(Z)	24.6	24.6	Settled
115	OSH/CL/11 6	Ms.Vidhi Gupta	E	1102	11th	3 BHK-02(J)	27.61	27.61	Settled
116	OSH/CL/09 8	Ms. Laiphrakpam Nishikanta Singh & L. Nandita	C	1202	12th	3 BHK-02( C)	25.85	25.85	Settled
117	OSH/CL/09 2	Mr./Ms.Anu Sood & Vinod Sood	D	901	9th	3 BHK-03(F)	29.01	29.01	Settled
118	OSH/CL/07 0	Mr.Ajit Kumar	E	1103	11th	3 BHK-01(H)	27.06	27.06	Settled

For Orris Infrastructure Pvt. Ltd.

*(Handwritten signatures)*

Authorized Signatory

Housing Pvt. Ltd.

Oshin Land

Housing Pvt. Ltd.

Maha Land & Housing Pvt. Ltd.

Acme Builders Pvt. Ltd.

Housing Pvt. Ltd.

Land & Housing

Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

119	OSH/CL/26 4	Mr.Kapil Wadhwa	K	603	6th	2 BHK- 01(W)	23.56	23.56	Settled
120	OSH/CL/24 9	Mr./Ms.Sanjay Kumar & Sheela Singh	D	1003	10th	3 BHK- 01(A)	10.51	10.51	Settled
121	OSH/CL/12 9	Mr.Ajay Gupta	C	503	05th	3 BHK- 01(A)	17.51	17.51	Settled
122	OSH/CL/09 7	Mr./Ms.Amit Agarwal & Anupama Agarwal	C	802	8th	3 BHK+S- 01(B)	21.34	21.34	Settled
123	OSH/CL/23 1	Mr./Ms.Alok Agarwal & Manju Agarwal	D	1201	12th	3 BHK- 03(F)	10.51	10.51	Settled
124	OSH/CL/21 9	Mrs.Anju Kanodia & Naveen Kumar	K	703	7th	2 BHK- 01(W)	10	10	Settled
125	OSH/CL/04 0	Ms.Sonika Jain	D	602	6th	3 BHK+S- 01(B)	21.93	21.93	Settled
126	OSH/CL/06 1	Col.Girish Shah	G	501	5th	3 BHK+S- 03(U)	10	10	Settled
127	OSH/CL/11 1	Mr.Karamvir Sangwan	K	302	3rd	3 BHK- 01(X)	10.51	10.51	Settled
128	OSH/CL/12 8	Mr./Ms.Sakshi Khanna & Mohit Khanna	E	1101	11th	3 BHK- 03(L)	27.7	27.7	Settled
129	OSH/CL/07 6	Mr./Ms.Vijit Chauhan & Nidhi Singh	K	402	4th	3 BHK- 01(X)	21.92	21.92	Settled

For Oriss Infrastructure Pvt. Ltd.

88

Authorised Signatory

Authorised Signatory

Oscar Land & Housing Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.


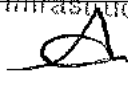

Same Oldwell Pvt. Ltd.

City Land & Housing Pvt. Ltd.

Godrej Developers Property

Vesta

130	OSH/CL/01 6	Mr.Aman Arora	E	803	8th	3 BHK- 01(H)	18.38	18.38	Settled
131	OSH/CL/28 1	Mr./Ms.Sumit Mangal	E	603	6th	3 BHK- 01 (H)	28.59	28.59	Settled
132	OSH/CL/05 6	Ms.Nisha Awasthi	E	101	1st	3 BHK- 03(L)	18.88	18.88	Settled
133	OSH/CL/02 9	Mr.Vivek Malang	E	403	4th	3 BHK- 01(H)	30.66	30.66	Settled
134	OSH/CL/02 7	Mr./Ms.Kshitija Yadav & Nimit Pahwa	C	1502	15th	3 BHK- 02( C)	27.77	27.77	Settled
135	OSH/CL/03 2	Mr.Rajender Kumar Saini	E	501	5th	3 BHK- 03(L)	10.51	10.51	Settled
136	OSH/CL/10 0	Mr.Prasad Menon	C	1001	10th	3 BHK- 03(F)	27.6	27.6	Settled
137	OSH/CL/14 4	Mr.Naveen Verma	K	301	3rd	3 BHK- 01(X)	10.51	10.51	Settled
138	OSH/CL/00 2	Mr.Sangeeta Khandelwal	H	601	6th	2 BHK- 02(Z)	10.51	10.51	Settled
139	OSH/CL/12 0	Mr.Madan Gopal Kamboj & Rajendra Kr. Jain	B	1403	14th	3 BHK+S- 01(Q)	34.14	34.14	Settled
140	OSH/CL/28 3	M/s.Skynet Enterprises Pvt Ltd	F	1703	17th	3 BHK + S-01(Q)	32.27	32.27	Settled
141	OSH/CL/06 9	Mr.Debasis Manna	H	702	7th	2 BHK- 02(Z)	22.94	22.94	Settled
142	OSH/CL/02 6	Mr.Mahesh	C	1003	10th	3 BHK- 01(A)	10.51	10.51	Settled

For Orri Infrastructure Pvt. Ltd.   

Authorized Signatory

Authorized Signatory

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Merin Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

143	OSH/CL/210	Mr./Ms.Rajni	E	1201	12th	3 BHK-03(L)	20.2	20.2	Settled
144	OSH/CL/085	Mr.Harsh Gupta & Saurabh Gupta	D	503	5th	3 BHK-01(A)	10	10	Settled
145	OSH/CL/023	Mr.Satyapal Yadav	E	401	4th	3 BHK-03(L)	28.31	28.31	Settled
146	OSH/CL/045	Mr.Vikas Yadav	C	603	6th	3 BHK-01(A)	27.38	27.38	Settled
147	OSH/CL/227	Mr./Ms.Vijay Kumar	H	404	4th	2 BHK-01(W)	21.42	21.42	Settled
148	OSH/CL/276	Mr./Ms.Praveen Bhardwaj/Pooja Bhardwaj	E	602	6th	3 BHK + S-01 (i)	10.51	10.51	Settled
149	OSH/CL/259	Mr.Rajesh Kumar	K	903	9th	2 BHK-01(W)	19.51	19.51	Settled
150	OSH/CL/105	Ms.Rekha Bansal	K	4	Ground	2 BHK-01(W)	24.63	24.63	Settled
151	OSH/CL/078	Ms.Vidhi Jain	H	2	Ground	3 BHK-01(X)	7.5	7.5	Settled
152	OSH/CL/268	Mr./Ms.Mirza Jawed Alam Baig	K	803	8th	2 BHK - 01 (W)	15.93	15.93	Settled
153	OSH/CL/080	Mr.Anish Jain	E	201	2nd	3 BHK-03(L)	10.51	10.51	Settled
154	OSH/CL/246	Mr./Ms.Vikas Kakkar & Narinder Kakkar	H	604	6th	2 BHK-01(W)	23.7	23.7	Settled
155	OSH/CL/117	Mr./Ms.Nitin Sabharwal & Aarti Sabharwal	H	501	5th	2 BHK+T(Y)	16.05	16.05	Settled

Godrej Developers & Pro

For Oris Infrastructure Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Merlin Lead & Housing Pvt. Ltd. Authorized Signatory  
 Elegant Land & Housing Pvt. Ltd. Authorized Signatory  
 Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
 Abode Builders Pvt. Ltd. Authorized Signatory

156	OSH/CL/19 2	Ms.Mallampalli Vijaya Kumar & Yerramilly Lalita Rao	H	602	6th	2 BHK- 02(Z)	22.81	22.81	Settled
157	OSH/CL/20 5	Ms.Satyendra Kumar Sharma/Kusum Sharma	K	203	2nd	2 BHK- 01(W)	21.42	21.42	Settled
158	OSH/CL/09 5	Mr./Ms.Namdev Kashid & Ruby Kashid	D	403	4th	3 BHK- 01(A)	27.38	27.38	Settled
159	OSH/CL/17 3	Mr./Ms.Pramod Uppal & Pershotam Lal Uppal	H	202	2nd	3 BHK- 01(X)	27.36	27.36	Settled
160	OSH/CL/10 4	Mr.Kapil Mohan Mehta	C	1201	12th	3 BHK- 03(F)	17.91	17.91	Settled
161	OSH/CL/19 6	Ms.Suman Kapoor	D	103	1st	3 BHK- 01(A)	28.75	28.75	Settled
162	OSH/CL/24 5	Mr./Ms.Dolly Sharma & Hitesh Sharma	E	103	1st	3 BHK- 01(H)	27.41	27.41	Settled
163	OSH/CL/27 8	Mr./Ms.Vineet Jain/Usha Jain	C	1102	11th	3 BHK- 02 (C)	18.51	18.51	Settled
164	OSH/CL/25 5	Mr./Ms.Manoj Kumar Gupta & Sushma Gupta	B	901	9th	4 BHK- 02(V)	37.43	37.43	Settled
165	OSH/CL/08 2	Mr./Ms.Anita Yadav & Prashant Yadav	D	1202	12th	3 BHK- 02( C)	30.34	30.34	Settled

Gordrej Developers & Prop.

For Orris Infrastructure Pvt. Ltd.

    
Authorized Signatory

VA

91

Authorized

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

166	OSH/CL/15 5	Mr.Sumit Goel	C	403	4th	3 BHK- 01(A)	5.51	5.51	Settled
167	OSH/CL/01 4	Mr.Shashank Agarwal	D	1602	16th	3 BHK- 02(D)	27.77	27.77	Settled
168	OSH/CL/16 8	Mr./Ms.Ravneet Singh	E	12A02	12A	3 BHK- 02(J)	30.37	30.37	Settled
169	OSH/CL/20 9	Ms.Kaushalya & Anita Sultania	H	201	2nd	3 BHK- 01(X)	28.66	28.66	Settled
170	OSH/CL/06 6	Ms.Suman Bagla	A	1002	10th	3 BHK+S- 02(T)	33.63	33.63	Settled
171	OSH/CL/08 1	Ms.Mita Arya	E	1502	15th	3 BHK- 02(J)	18.41	18.41	Settled
172	OSH/CL/21 7	Mrs.Manmeet Kaur/Tarun Chandhok	K	504	5th	2 BHK- 01(W)	10.51	10.51	Settled
173	OSH/CL/20 8	Mr.Vishal Gupta	K	102	1st	3 BHK- 01(X)	27.87	27.36	Settled
174	OSH/CL/25 7	Ms.Dipti Panda	K	303	3rd	2 BHK- 01(W)	21.3	21.3	Settled
175	OSH/CL/14 5	Ms.Krishna Tripathi	C	12A03	12A	3 BHK- 01(A)	29.92	29.92	Settled
176	OSH/CL/16 6	Mr./Ms.Jitender Kadian & Devender Kadian	K	404	4th	2 BHK- 01(W)	23.56	23.56	Settled
177	OSH/CL/22 1	Mr./Ms.Raja Mimani & Bhavna Mimani	C	1103	11th	3 BHK- 01(A)	28.75	28.75	Settled

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory



178	OSH/CL/23 7	Mr.Manish Yadav	A	12A02	12A	3 BHK+S- 02(T)	34.63	34.63	Settled
179	OSH/CL/22 0	Mr.Dillip Kumar Jena	E	701	7th	3 BHK- 03(L)	10.51	10.51	Settled
180	OSH/CL/23 5	Mr.Ram Kishan & Narender Yadav	H	204	2nd	2 BHK- 01(W)	21.42	21.42	Settled
181	OSH/CL/19 0	Mr.Vijay Kumar Sehgal	G	1602	16th	3 BHK+S- 02(T)	36.1	36.1	Settled
182	OSH/CL/22 5	Mr.Sudeep Saran	K	501	5th	2 BHK+T(Y )	28.71	28.71	Settled
183	OSH/CL/19 9	Mr./Ms.Priya Lokwani & Saurabh Agarwal	C	203	2nd	3 BHK- 01(A)	34.96	34.96	Settled
184	OSH/CL/13 4	Mr.Pankaj Sharma	K	802	8th	2 BHK- 02(Z)	22.68	22.68	Settled
185	OSH/CL/25 8	Mr.Rajendra Kumar Gupta & Siddarth Gupta	K	204	2nd	2 BHK- 01(W)	10.51	10.51	Settled
186	OSH/CL/27 9	Ms.Shivani Kaushik/ Mr. Mahesh Kumar Sharma	H	701	7th	2 BHK - 02 (Z)	22.58	22.58	Settled
187	OSH/CL/27 0	Ms.Gautam Kapoor & Mr. Shori Lal Estate	C	202	2nd	3 BHK + S-01 (B)	41.13	41.13	Settled

Godrej Developers & Properties LLP.

VA

For Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Merin Land & Housing Pvt. Ltd. Authorized Signatory

Saurabh Agarwal Pvt. Ltd. Authorized Signatory

Gograzy Land & Housing Pvt. Ltd. Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

188	OSH/CL/02 2	Vijal Kumar	A	201	2nd	3 BHK+S- 03(U)	10.51	10.51	Settled
189	OSH/CL/05 5	Vasu Gupta & Vaishali Gupta	D	12A120 2	12 <sup>th</sup>	3 BHK- 02( C)	1000 000	1180000	Settled
190	OSH/CL/17 8	Simmi Ravi & T. R Ravi	K	804	8 <sup>th</sup>	2 BHK- 01(W)	1423 519	1885885	Settled
191	OSH/CL/21 4	Tulsi Devi	E	303	3 <sup>rd</sup>	3 BHK- 01(H)	8510 00	1076000	Settled
192	OSH/CL/27 4	Mr./Ms.Geeta Pateriya	D	502	5 <sup>th</sup>	3 BHK + S-01(B)	3111 231	3111231	Settled
193	OSH/CL/06 5	Mr./Ms.Jagjit Rai Khurma & Uma Khurma	F	1603	16 <sup>th</sup>	3 BHK+S- 01(Q)	2351 000	2351000	Settled
194	OSH/CL/04 9	Ms.Indra Sharma	F	201	2 <sup>nd</sup>	3 BHK+S- 03(U)	2913 630	3452080	Settled
195	OSH/CL/28 0	Mr./Ms.Rahul Jain/Nupur Jain	K	901	9 <sup>th</sup>	2 BHK - 02 (Z)	2380 962	2380962	Settled
196	OSH/CL/09 1	Sandeep Virjanand & Virjanand Ramprasad Gupta	E	703	7th	3 BHK- 01(H)	2722 335	3468872	Settled
197	OSH/CL/04 1	Onkar Nath Kapoor	E	1402	14th	3 BHK- 02(J)	2880 295	2880295	Settled
198	OSH/CL/08 9	Saroj Gupta & Naresh Kr. Gupta	E	1501	15th	3 BHK- 03(L)	3045 905	3045905	Settled

Gedrej Developers & Properties LLP

For Oriss Infrastructure Pvt. Ltd.

VA

Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Acme Buildwell Pvt. Ltd. Martin Land & Housing Pvt. Ltd. Oscar Land & Housing Pvt. Ltd. Housing Pvt. Ltd.

Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory

199	OSH/CL/019	Monish Verma	A	301	3rd	3 BHK+S-03(U)	2296996	2476996	Settled
200	OSH/CL/207	Amit Agarwal	H	004	ground	2 BHK-01(W)	1050000	1050000	Settled
201	OSH/CL/230	Praduman Kishan Singh & Shashi Singh	E	203	2nd	3 BHK-01(H)	2979624	3770525	Settled
202	OSH/CL/175	Ms.Sushila Devi & Surender Kumar Chauhan	Unallotted			3 BHK-03(L)	1000000	1225000	Settled
203	OSH/CL/001	Vishal Khurana	G	801	8th	3 BHK+S-03(U)	1051000	1051000	Settled
204	OSH/CL/282	Indu Gouri	C	703	7th	3 BHK-01 (A)	1987508	2555611	Settled
205	OSH/CL/079	Shishir Singh Chandrawat & Rishi Chaudhary	H	704	7th	2 BHK-01(W)	2141696	2772073	Settled
206	OSH/CL/167	Rishi Chaudhary/Mr.S Shishir Singh Chandrawat	H	804	8th	2 BHK-02(Z)	2280907	2942594	Settled
207	OSH/CL/018	Ashok Kumar Kapoor & Sangeeta Kapoor	D	003	Ground	3 BHK-01(A)	3170113	4214447	Settled

Godrej Developers & Properties LLP

VA

Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd. Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

**Transfer Customers**

Sl. No.	File No.	Customer Name	Tower No.	Apt. no.	Floor	Type	Super Area	Amount Received	Amount Transferred	Shifted Project	Status
							(sq ft)	(In Lakh s)	(In Lakhs)		
2	OSH/C L/187	Mr.Rajinder Khurana	B	1902	19th	3 BHK+S-02(T)	2210	10.51	10.51	Market City	Settled
3	OSH/C L/149	Mr.Abhinav Joshi	B	1802	18th	3 BHK+S-02(T)	2210	10.51	10.51	Greenopolis	Settled
4	OSH/C L/054	Mr.Atul Kumar Rohatgi	C	702	7th	3 BHK+S-01(B)	2015	20.15	20.15	Greenopolis	Settled
5	OSH/C L/044	Mr.Girdhari Lal	F	1202	12th	3 BHK+S-02(T)	2210	34.38	34.38	Market City	Settled
6	OSH/C L/046	Ms.Chanchal Tiwari	A	601	6th	3 BHK+S-03(U)	2025	10.51	10.51	Amount transferred to Indra Sharma	Settled
7	OSH/C L/226	Mr./Ms.Anjana Balani & Amit Kanwar	D	203	2nd	3 BHK-01(A)	1760	N	N	Golf Homes	Settled

GoJrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA  
Authorized Signatory

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory

8	OSH/C L/114	Mr.Ajay Vinaik	C	90 1	9th	3 BHK- 03(F)	178 5	10.5 1	10.51	Golf Home s	Set tled
9	OSH/C L/212	Mr./Ms.Sa tyajit Das	B	30 1	3rd	3 BHK+S- 03(U)	202 5	10.5 1	10.51	Golf Home s	Set tled
10	OSH/C L/096	Mr.Sarbes war Nayak	B	15 02	15th	3 BHK+S- 02(T)	221 0	24.2 9	24.29	Golf Home s	Set tled
11	OSH/C L/179	Mr./Ms.Pr adeep Prasad & Aparna Prasad	E	12 03	12th	3 BHK- 01(H)	175 0	10.5 1	10.51	Golf Home s	Set tled
12	OSH/D P/034	Ms.Urmila Garg	A	3	Gro und	4 BHK- 01(M)	251 0	83.7 9	79.73	Aster Court	Set tled
13	OSH/C L/164	Mr./Ms.Ra ndhir Kumar Singh	E	15 03	15th	3 BHK- 01(H)	175 0	26.7 9	26.79	Green opolis	Set tled
14	OSH/C L/068	Mr./Ms.Ay ush Sharma & Shrey Sharma	C	30 3	3rd	3 BHK- 01(A)	176 0	10.5 1	10.51	Golf Home s	Set tled
15	OSH/C L/062	Mr./Ms.Ra ju Ratnam & Gowri Raju	G	90 2	9th	3 BHK+S +T(S)	245 5	40.2 6	40.26	Green opolis	Set tled
16	OSH/C L/143	Mr.Rohit Sharma	E	90 1	9th	3 BHK- 03(L)	178 0	27.5 2	27.52	Green opolis	Set tled

Godrej Developers & Properties LLP

For Oriss Infrastructure Pvt. Ltd.

VA  
Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory 97

Elegant Land & Housing Pvt. Ltd. Crazy Land & Housing Pvt. Ltd. Acme Bullwast Pvt. Ltd. Merin Land & Housing Pvt. Ltd. Clear Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

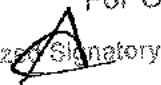
17	OSH/C L/158 T1	Mr./Mr.Ch anchal Sukhija//H ema Sukhija	D	11 01	11t h	3 BHK- 03(F)	178 5	29.6 9	27.68	Green opolis	Set tled
18	OSH/C L/072	Ms.Kajal Thakur	D	14 02	14t h	3 BHK- 02(C)	178 5	27.7 6	27.76	Green opolis	Set tled
19	OSH/C L/151	Mr./Ms.Na resh Kumar & Meera	D	14 01	14t h	3 BHK- 03(F)	178 5	27.6 9	27.69	Green opolis	Set tled
20	OSH/C L/277	Mr./Ms.Na bhojit Kuila/Shali ni Karunakar an Kuila	D	40 2	4th	3 BHK + 5-01 (B)	201 5	39.1 1	31.11	Green opolis	Set tled
21	OSH/C L/037	Mr.Rajiv Garg & Sachin Singhal	H	40 3	4th	2 BHK- 01(W)	138 5	13.9 9	13.99	Green opolis	Set tled
22	OSH/C L/087	Ms.Rashmi	D	16 03	16t h	3 BHK- 01(A)	176 0	28.5 6	28.56	Green opolis	Set tled
23	OSH/C L/025	Mr./Ms.Ha ri Chand Dewani & Rajni Dewani	B	16 02	16t h	3 BHK+5- 02(T)	221 0	34.6 1	34.61	Green opolis	Set tled
24	OSH/C L/006	Mr.Manoj Kumar Gupta	E	30 1	3rd	3 BHK- 03(L)	178 0	37.5 1	27.51	Green opolis	Set tled

Godrej Developers & Properties LLP.

For Orris Infrastructure Pvt. Ltd.

VA

Authorized Signatory



Authorized Signatory

98

Merlin Land & Housing Pvt. Ltd.

Acme Buildwell Pvt. Ltd.

Crazy Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

25	OSH/C L/048	Mr. Vikas Singh Malik	E	14 03	14th	3 BHK- 01(H)	175 0	10.5 1	10.51	Wood View	Set tled
26	OSH/C L/148	Mr./Ms. Ne eti Prabhaker & Nitin Prabhaker	H	3	Ground	2 BHK- 01(W)	138 5	24	24	Aster Court	Set tled
27	OSH/C L/267	Mr./Ms. Up ender Dalal	C	14 02	14th	3 BHK- 02 ( C )	178 5	40.9 3	40.93	Aster Court	Set tled
28	OSH/C L/271	Mr./Ms. An and Kumar Hooda	C	90 2	9th	3 BHK + Terrace -01(D)	194 0	30.1 8	30.18	Aster Court	Set tled
29	OSH/C L/160	Mr./Ms. Sh rutya Saini & Rajesh Saini	D	30 3	3rd	3 BHK- 01(A)	176 0	29.4 3	29.43	Green opolis	Set tled
30	OSH/C L/112	Mr./Ms. Aj ay Prakash & Aayushi Goyal	D	70 2	7th	3 BHK+S- 01(B)	201 5	31.3 5	31.35	Aster Court	Set tled
31	OSH/C L/159	Mr./Ms. Pi ush Shanker & Amita Verma	F	70 1	7th	3 BHK+S- 03(U)	202 5	31.2 9	30.78	Aster Court	Set tled
32	OSH/C L/223	Ms. Sarita Yadav	K	10 4	1st	2 BHK- 01(W)	138 5	21.4 2	21.42	Aster Court	Set tled

Godrej Developers & Properties LLP

VA

For Orris Infrastructure Pvt. Ltd.  
Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Mehin Land & Housing Pvt. Ltd.  
Oster Land & Housing Pvt. Ltd.

Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

33	OSH/C L/099	Mr.Akhil Ranjan Sahu	H	90 3	9th	2 BHK- 01(W)	138 5	21.4 2	21.42	Carnat ion Reside ncy	Set tled
34	OSH/C L/071	Mr./Ms.Ar ti Sharma &Vinod Kr. Sharma	C	60 1	6th	3 BHK+S +So+D( E)	227 0	45.3 1	45.31	Aster Court	Set tled
35	OSH/C L/233	Mr.Khajan Singh Yadav/Vire nder Singh	K	3	Gro und	2 BHK - 01W)	138 5	21.4 2	21.42	Marke t City	Set tled
36	OSH/C L/017	Mr./Ms.Dh anashree Sarang Khaty & Supriya A Pimparkar	C	40 2	4th	3 BHK+S- 01(B)	201 5	32.6 8	32.68	Aster Court	Set tled
37	OSH/C L/251	Mr.Manee sh Induraj	E	16 03	16t h	3 BHK- 01(H)	175 0	31.4 1	31.41	Aster Court	Set tled
38	OSH/C L/252	Mr.Manee sh Induraj	E	90 3	9th	3 BHK- 01(H)	175 0	30.9	31.41	Aster Court	Set tled
39	OSH/C L/088	Mr./Ms.A mit Manocha & Kiran Manocha	C	30 2	3rd	3 BHK+S- 01(B)	201 5	34.4 8	34.48	Carnat ion Reside ncy	Set tled
40	OSH/C L/110	Mr.Vinod Goyal	H	50 2	5th	2 BHK+T( Y)	160 5	24.7 3	24.73	Aster Court	Set tled

Gaire Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA

Authorized Signatory

Authorized Signatory



41	OSH/C L/165	Mr.Avnish Anand/Ne ha Anand	C	80 3	8th	3 BHK- 01(A)	176 0	18.1 7	18.17	Aster Court	Set tled
42	OSH/C L/265	Mr.Deepak Sharma & Pawan Sharma	H	80 3	8th	2 BHK- 01(W)	138 5	25.7	25.7	Aster Court	Set tled
43	OSH/C L/273	Mr./Ms.Va ni Pandey	K	10 3	1st	2 BHK - 01 (W)	138 5	20.8 5	20.85	Aster Court	Set tled
44	OSH/C L/077	Mr.Yogita Yadav	K	90 2	9th	2 BHK- 02(Z)	147 5	21.8 9	21.9	Green opolis	Set tled
45	OSH/C L/156	Mr./Ms.Ba by Kumari & Preetam Raj	A	20 03	20th	3 BHK+S- 01(Q)	209 0	23.1	23.1	Green opolis	Set tled
46	OSH/C L/015	RCG Estates Pvt Ltd	K	80 1	8th	2 BHK- 02(Z)	147 5	23.9 1	23.91	Godre j	Set tled
47	OSH/C L/157	Ashish Verma & Madhu Verma	H	30 3	3rd	2 BHK- 01(W)	138 5	13.8 8	13.88	Green opolis	Set tled
48	OSH/C L/193	Talwinder Singh	C	11 01	11th	3 BHK- 03(F)	178 5	10	10	Green opolis	Set tled

Godrej Developers & Properties LLP

VA

Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Orzy Land & Housing Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

**Unsettled Customers –**

Sl No	Client Name	Apartment	Floor	Type	Super Area (sqft)	Total Amount received from customer till date	Status
1	Sandeep Rai Bansal & Sanjeev Kr. Bansal	D-002	Ground	3 BHK+S-01(B)	2015	2015000	Unsettled
2	Rajnish Kumar Bansal & Arti Bansal	D-102	1st	3 BHK+S-01(B)	2015	2015000	Unsettled
3	Neeru Batra	H-804	8th	2 BHK-01(W)	1385	2066083	Unsettled
4	Rajesh Agarwal	K-604	6th	2 BHK-01(W)	1385	2077500	Unsettled
5	Vijay Kumar	B-1903	19th	3 BHK+S-01(Q)	2090	3134999	Unsettled
6	Sunita Sood & Abha Sood	E-601	6th	3 BHK-03(I)	1780	2669994	Unsettled
7	Surendra Kumar Agarwal (HUF)	K-602	6th	2 BHK-02(Z)	1475	2199691	Unsettled
8	Ms. Kalpana Tiwari	C-1403	14th	3 BHK-01(A)	1760	2798920	Unsettled
9	Mr. Riyastullah Khan & Imran Ullah Khan	H-104	1st	2 BHK-01(W)	104	2130164	Unsettled

VA

For Orris Infrastructure Pvt. Ltd.

Authorised Signatory

Orris Infrastructure Pvt. Ltd. **Authorised Signatory**  
 Orris Infrastructure Pvt. Ltd. **Authorised Signatory**  
 Orris Infrastructure Pvt. Ltd. **Authorised Signatory**



Certificate No. G0282017J312

Stamp Duty Paid : ₹ 500  
(Rs. Only)

GRN No. 31208887



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Orris Infrastructure Pvt Ltd

H.No/Floor: J10/5

Sector/Ward:

LandMark: Dlf phase ii mg road

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 9560099004

**Buyer / Second Party Detail**

Name: Godrej Developers and Properties llp

H.No/Floor: 3

Sector/Ward: 44

LandMark: Um house tower a plot no 35

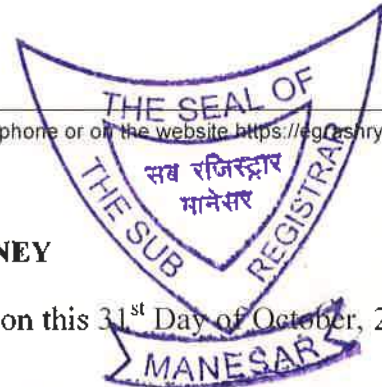
City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 9999840950

Purpose: FOR GENERAL POWER OF ATTORNEY

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://eg.shry.nic.in>**GENERAL POWER OF ATTORNEY**This Deed of General Power of Attorney ("GPA") is executed on this 31<sup>st</sup> Day of October, 2017 at Gurgaon by:

**Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal** all Son of Sh. Chandgi resident of village Chakarpur Tehsil & District Gurgaon (hereinafter collectively referred to as "**Land Owner - 1**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, nominees, successors in interest, and permitted assigns), acting through their Attorney **Orris Infrastructure Private Limited**, duly constituted vide a registered General Power of Attorney bearing document no. 36 dated 19<sup>th</sup> November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017) of the **FIRST PART**;

**AND**

**Elegant Land & Housing Private Limited**, (CIN: U70101DL2006PTC148571) (PAN AABCE8491R) a company registered under the Companies Act, 1956 having its registered

YA

Elegant Land &amp; Housing Pvt. Ltd. Crazy Land &amp; Housing Pvt. Ltd.

Authorized Signatory  
Acme Buildwell Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory  
Elegant Land & Housing Pvt. Ltd.

1

office at WZ 172, Palam Colony, New Delhi - 110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 2**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SECOND PART**;

AND

**Acme Buildwell Private Limited, (CIN: U74899DL2005PTC137500) (PAN AAFCA3455M)** a company registered under the Companies Act, 1956 having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 3**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **THIRD PART**;

AND

**S. M. Buildcon Pvt. Limited, (CIN: U45201DL1998PTC095063) (PAN - AAFCS2824L)** a company registered under the Companies Act, 1956 having its registered office at Shop No. S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad 121007, Haryana, acting through its Attorney **Orris Infrastructure Private Limited**, duly constituted *vide* a registered General Power of Attorney bearing document no. 65 dated 30<sup>th</sup> December 2016 (the said Attorney is represented herein through its Director **Mr. Amit Gupta** duly authorized *vide* its board resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 4**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **FOURTH PART**;

AND

**Crazy Land & Housing Private Limited, (CIN: U45201DL2005PTC138089) (PAN - AACCC6557H)** a company registered under the Companies Act, 1956 having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 5**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **FIFTH PART**;

AND

**Merlin Land & Housing Private Limited, (CIN: U70109DL2006PTC149933) (PAN - AAACO7952N)** a company registered under the Companies Act, 1956, having its registered office at RZ - D - 5, Mahavir Enclave, New Delhi - 110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its board resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 6**", which expression shall unless it be repugnant to

For Orris Infrastructure Pvt. Ltd. For Orris Infrastructure Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Godrej Developers & Properties

VA

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.  
Orris Infrastructure Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SIXTH PART**;

**AND**

**Oscar Land & Housing Private Limited, (CIN: U45201DL2005PTC144009 ) (PAN - AAECM7249N)** a company registered under the Companies Act, 1956, having its registered office at RZ- D-5, Mahavir Enclave, New Delhi-110045, acting through its Director **Mr. Sanjay Aggarwal**, duly authorized *vide* its board resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**Land Owner - 7**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **SEVENTH PART**;

**AND**

**Orris Infrastructure Private Limited, (CIN: U70109DL2006PTC151295) (PAN AAACO8494P)**, a company registered under the Companies Act, 1956, having its registered office at RZ-D-5, Mahavir Enclave, New Delhi-110045 acting through its Director **Mr. Amit Gupta**, duly authorized *vide* its board resolution dated 27<sup>th</sup> October, 2017 (hereinafter referred to as "**OIPL**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns) of the **EIGHTH PART**;

(Land Owners and OIPL are hereinafter collectively referred to as 'we' or 'us')

**WHEREAS:**

- A. The Land Owners are the owners of lands ad-measuring 80 Kanal 7 Marla i.e. 10.043 acres situated at Village Badha, Sector 85, Tehsil & District Gurgaon, Haryana, more particularly described in the **Schedule-I** hereunder written and demarcated / delineated on the plan annexed hereto as **Schedule-II**, (hereinafter referred to as the "**Subject Lands**"). The ownership pattern of the Land Owners on the Subject Lands and the details with regard to mutations in the Record of Rights/Revenue Records/Jamabandi are provided in **Schedule III** hereto.
- B. We have entered into a Development Agreement dated 31<sup>st</sup> October, 2017 duly registered vide vasika No. 2530 dated 31<sup>st</sup> October, 2017 before joint sub-registrar Manesar Gurugram (Haryana) (hereinafter referred to as the "**Development Agreement**") with Godrej Developers & Properties LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, Maharashtra and regional office at 3rd Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurgaon 122002, Haryana (hereinafter referred to as "**Developer**" or "**Attorney**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators),

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties LLP

VA

Authorized Signatory

Authorised Signatory

Merlin Land & Housing Pvt. Ltd. Authorized Signatory  
Oscar Land & Housing Pvt. Ltd. Authorized Signatory  
Acme Buildwell Pvt. Ltd. Authorized Signatory  
Crazy Land & Housing Pvt. Ltd. Authorized Signatory  
Elegant Land & Housing Pvt. Ltd. Authorized Signatory

for development / construction of a residential group housing project over the Subject Lands;

- C. Under the terms of the Development Agreement, the we have granted unto the Developer, the exclusive Development Rights (as defined in the Development Agreement) to be utilized *inter-alia* for the purposes of construction, development, management, operation, ownership and disposal of a residential group housing project on the Subject Lands in the manner provided in the Development Agreement ("Project");
- D. Further under the terms of the Development Agreement, we have, in consideration of the obligations undertaken by the Developer, undertaken to execute and get registered, in favour of the Developer, an irrevocable power of attorney, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may be necessary or required to enable it to do all acts, deeds, matters and things to exercise the Development Rights (as defined in the Development Agreement) on the Subject Lands.

**NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH** that We, the above named persons, pursuant to the resolutions passed in the meeting of the board of directors, jointly and severally do hereby and in terms of the aforesaid Development Agreement, irrevocably nominate, constitute and appoint the 'Developer' through its Partners and employees to be the true and lawfully constituted attorney of ours and in its name and/ or on its behalf to do, either by itself or through their substitute or substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated – all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things on our behalf namely:

1. To enter upon the Subject Lands and take control of the same for the purposes of developing the Project;
2. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project and the marketing or sale of the entire Saleable Area (as defined in the Development Agreement) in Project;
3. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Subject Lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, and to abate all nuisance;
4. To carry out the Project on the Subject Lands with due sanction of the appropriate Government Authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
5. To pay all deposits / securities etc. to all concerned Government Authorities for the development of the Project and to receive back the refundable amounts out of the said

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties LLP

VA

Authorised Signatory

Authorized Signatory

Merrim Land & Housing Pvt. Ltd.  
Oscar Land & Housing Pvt. Ltd.  
Acme Fullwell Pvt. Ltd.  
Crazy Land & Housing Pvt. Ltd.  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory  
Authorized Signatory

amounts from the said authorities and deal with the same as provided in the Development Agreement.

6. To carry on correspondence and deeds and documents as may be necessary with the concerned Government Authorities as may be required and/or for purpose in respect of development of the Project.
7. To represent us and to act on our behalf of the before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in by virtue of the Development Agreement including sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
8. To enter upon and remain in the Subject Lands as being in sole, exclusive and absolute possession thereof as per terms of the aforesaid Development Agreement;
9. To carry out the full, free and uninterrupted development of the Project as per the terms of the Development Agreement and to do various acts, deeds, matters and things in respect of the Subject Lands or the Project including dealing with the Government Authorities as may be required and deem fit by the Developer;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Development Agreement or in relation to the development of the Project on the Subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
11. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, sanction of building plans, conversion of land use, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, leveling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas, storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings to the concerned Government Authorities; to sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required and as the Developer may deem fit.
12. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and sanctions

Godrej Developers & Properties LLP

Essary Infrastructure Pvt. Ltd.

VA

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory  
Crazy Land & Housing Pvt. Ltd.

Authorized Signatory

Acme Buildwell Pvt. Ltd.  
Authorized Signatory

5

under the provisions of applicable building bye laws, and other applicable laws, executive decisions, policies, rules, regulations etc. and to take all possible steps for the purpose of securing such permission / sanction or renewals thereof for the purpose of development of the Project.

13. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building on the Subject Lands by utilizing the entire FSI / FAR available in respect of the Subject Lands as are permissible under the development norms from time to time.
14. To promote and register the condominium, association, society, limited company or organization of any other nature of the prospective owners of the Saleable Area, in conformity with the applicable law, rules, regulations and guidelines issued by the Government Authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned Government Authorities.
15. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit;
16. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc, and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
17. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection / occupation / completion certificates from the said authorities in connection with the Project;
18. To apply to any Government Authority for grant or extension of the time if any prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
19. To surrender any part of the Subject Lands to the concerned Government Authority in such a manner as the said Attorney may deem fit and proper in case the same is required or necessitated under the applicable laws for the purposes of road widening, land acquisition, set-back area and to make necessary correspondence with the concerned Government Authority.
20. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and

drej Developers & Properties Ltd

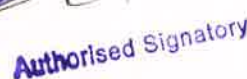
For Oris Infrastructure Pvt. Ltd.

VA  
Merlin Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Oscar Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Authorized Signatory

  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

  
Authorized Signatory

Crazy Land & Housing Pvt. Ltd.  
Acme Buildwell Pvt. Ltd.  
Authorized Signatory

  
Authorized Signatory

6



branding rights in respect of the Project;

21. To raise advance, loan from any bank or a financial institution, inter-alia for the purposes of development of the Project, and to mortgage the Subject Lands against such advance(s) or loan(s) in the manner provided in the Development Agreement, and to sign and execute any document, agreement, deed, undertaking etc. on our behalf with any such bank or financial institution or any person and to do all such acts, deeds and things as may be necessary, incidental or ancillary for creation of any such mortgage.
22. To install hoardings, sign boards, neon signs etc. of the Developer, and / or its group companies, and / or its holding companies, and/or its assignees on the Subject Lands indicating development thereof, to invite prospective purchasers, lessors, licensees, tenants etc. to buy, lease, license units / spaces forming part of the Saleable Area at the Project and have absolute and exclusive rights in this regard in accordance with the Development Agreement;
23. To issue advertisements in such mode as may be deemed fit by the Attorney and in accordance with the Development Agreement, announcing the development of the Project and inviting prospective purchasers, lessors, licensees, to book the Saleable Area;
24. To apply before any Government Authority and obtain sanctions / registrations etc. as may be required or necessitated under the applicable laws particularly in respect of the labourers/contractors etc for the construction and development of the project, and also relating to the transfer of undivided share in the Subject Lands in favour of the prospective allottees / purchasers of the Saleable Area in the Project.
25. To get the mutation entries updated with the concerned Government Authorities in the names of the allottees / purchasers of the Saleable Area in the Project, as may be required.
26. To protect the Subject Lands in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry / department and all other Government Authorities for maintaining law and order.
27. To negotiate, sign and execute all buyer agreements / agreement to sell / agreement for sale / transfer, conveyance / sale deed, lease / license agreements or deeds (in the manner provided in the development Agreement) of the entire Saleable Area at the Project with proportionate undivided share in the Subject Lands on our behalf with any person for such consideration as may be determined by the Attorney and on such terms and conditions, as may be agreed by and between the Attorney and such other person, and execute all other necessary, legal and statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the Saleable Area sold / transferred / leased / licensed in favour of the allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the provisions of Haryana Apartment Ownership Act, 1983 and rules thereof or any other similar statute, legislation, rule, regulation etc. as may be in force from time to time, and

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

For Oris Infrastructure Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory  
Crazy Land & Housing Pvt. Ltd.

Authorized Signatory  
Acme Buildwell Pvt. Ltd.

Authorized Signatory

7



in exercise of the powers, authorities and liberties hereby conferred upon in consonance with terms and conditions of the Development Agreement, under and by virtue of this GPA.

**AND** to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever the Attorney shall do or purport to be done by virtue of these presents in or about the property as aforesaid.

**AND WE HEREBY DECLARE** that all and every act, deed, matter and thing which shall be done by the Attorney or its substitute or substitutes for the aforesaid purposes or any of them shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed and delivered and given or made by us by its own person.

**IN WITNESS WHEREOF**, we have signed and executed this GPA on the day, month and year mentioned first above.

**IN WITNESS WHEREOF**, the Parties have entered into this Agreement the day and year first above written.

Signed and delivered for and on behalf of **Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal all Son of Sh. Chandgi**, acting through their Attorney; Orris Infrastructure Private Limited, duly constituted vide a registered General Power of Attorney bearing document no. 36 dated 19th November 2014 and further empowered vide registered General Power of Attorney dated 05.09.2017 bearing documents no. 29 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27th October, 2017)

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017

Signed and delivered for and on behalf of **Elegant Land & Housing Private Limited**, through its authorized representative

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Elegant Land & Housing Private Limited**, duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017.

odrej Developers & Properties LLP

VA

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

9

Signed and delivered for and on behalf of **Acme Buildwell Private Limited**, through its authorized representative

Acme Buildwell Pvt. Ltd.  
Authorized Signatory

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Acme Buildwell Private Limited**, duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017.

Signed and delivered for and on behalf of **S. M. Buildcon Private Limited**, acting through its Attorney; **Orris Infrastructure Private Limited**, duly constituted vide a registered General Power of Attorney bearing document no. 65 dated 30<sup>th</sup> December 2016 (the said Attorney is represented herein through its Director; **Mr. Amit Gupta** duly authorized vide its board resolution dated 27<sup>th</sup> October 2017)

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

A  
Authorized Signatory

Signed and delivered for and on behalf of **Crazy Land & Housing Private Limited**, through its authorized representative

Crazy Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Crazy Land & Housing Private Limited**, duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017.

Authorized Signatory

Signed and delivered for and on behalf of **Merlin Land & Housing Private Limited**, through its authorized representative

Merlin Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Merlin Land & Housing Private Limited**, duly authorized vide its board resolution dated 27<sup>th</sup> October, 2017.

Authorized Signatory

Signed and delivered for and on behalf of **Oscar Land & Housing Private Limited**, through its authorized representative

For Orris Infrastructure Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.  
Authorized Signatory

Acme Buildwell Pvt. Ltd.  
Authorized Signatory

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

Authorized Signatory

Authorized Signatory

(10)

Oscar Land & Housing Pvt. Ltd.

Name: **Mr. Sanjay Aggarwal**

(Authorized representative of **Oscar Land & Housing Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

Signed and delivered for and on behalf of **Orris Infrastructure Private Limited**, through its authorized representative

For Orris Infrastructure Pvt. Ltd.

Name: **Mr. Amit Gupta**

(Authorized representative of **Orris Infrastructure Private Limited**, duly authorized vide its board resolution dated 27th October 2017.

Accepted for and on behalf of **Godrej Developers & Properties LLP**, through its authorized representative

Godrej Developers & Properties LLP

Name: **Mr. Vidush Arya**

(Authorized representative of **Godrej Developers & Properties LLP**, duly authorized vide its authority letter /resolution dated 01.09.2017)

**WITNESSES:**

*Neha*

1. Name: Jitender Singh S/o Sh. Kehri Singh

Residential Address: House No. 1157, Sector-15, Sonapat, Haryana

Signature: \_\_\_\_\_

2. Name: Manjit Singh S/o Sh. Amrik Singh

Residential Address: X-181, Regency Park-III, DLF Phase-4, Gurugram, Haryana

Signature: \_\_\_\_\_

Godrej Developers & Properties LLP

Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

11

**SCHEDULE I OF THE DEVELOPMENT AGREEMENT**  
**DESCRIPTION OF PROJECT LANDS**

Lands ad-measuring 10.043 acres situated in the revenue estate of Village-Badha, Sector – 85, Gurgaon and comprised in the revenue numbers stated in the table below –

Sl.No.	Rectangle No.	Killa No.	Area	
			Kanal	Marla
1	15	24	8	0
		23/2	2	13
<b>Total</b>		<b>2 Plots</b>	<b>10</b>	<b>13</b>
2	26	7/1	0	4
		8	8	0
<b>Total</b>		<b>2 plots</b>	<b>8</b>	<b>4</b>
3	25	15/4/2	0	19
<b>Total</b>		<b>1 Plot</b>	<b>0</b>	<b>19</b>
4	26	12/1/1	2	13
<b>Total</b>		<b>1 Plot</b>	<b>2</b>	<b>13</b>
5	15	14/1	7	0
		17/1	4	18
		17/2	3	2
<b>Total</b>		<b>3 Plots</b>	<b>15</b>	<b>0</b>
6	15	23/1	5	7
<b>Total</b>		<b>1 Plot</b>	<b>5</b>	<b>7</b>
7	15	18/2/2	1	2
		18/3	0	9
<b>Total</b>		<b>2 Plots</b>	<b>1</b>	<b>11</b>
8	15	18/2/1/2	1	2
	26	2/2	6	0
		3	8	0
<b>Total</b>		<b>3 Plots</b>	<b>15</b>	<b>2</b>
9	26	11/2/1	4	2
		9/2	4	19
		9/1	3	1
<b>Total</b>		<b>3 Plots</b>	<b>12</b>	<b>2</b>
	15	12/2/2	0	16

Odrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Crazy Land & Housing Pvt. Ltd.

Acme Bulldwell Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

12

		19	8	0
<b>Total</b>	<b>2 Plots</b>		8	16
<b>Grand Total</b>			80	7
		10.04375 Acres		

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties LLP

*[Signature]*

Authorised Signatory

Acme Bulldwell Pvt. Ltd.

Eloga Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorised Signatory

Authorised Signatory

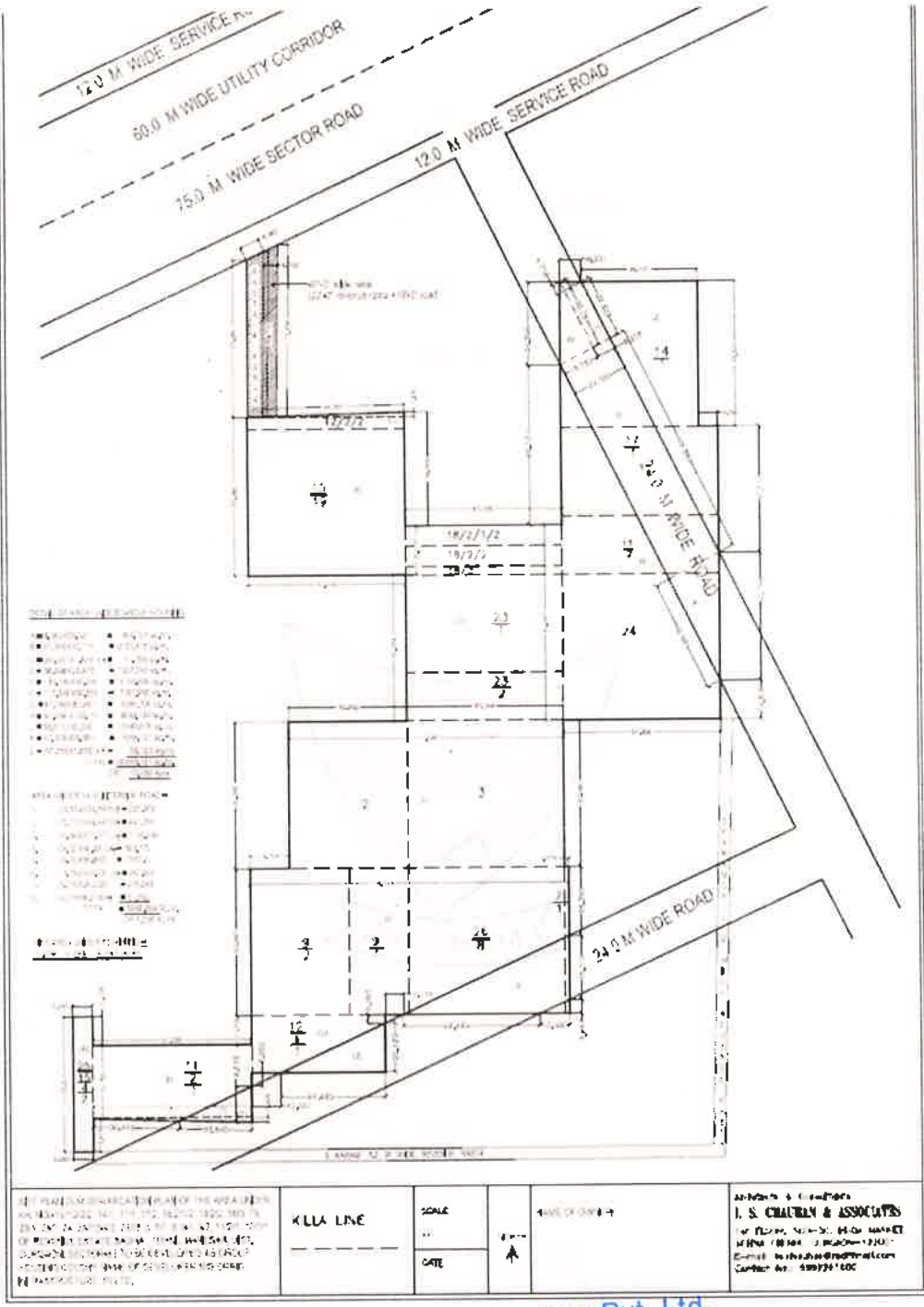
Oscar Land & Housing Pvt. Ltd.

Authorised Signatory

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

**SCHEDULE II OF THE DEVELOPMENT AGREEMENT  
 PLAN DEMARCATING THE PROJECT LANDS  
 PLAN DEMARCATING THE PROJECT LANDS**



Godrej Developers & Properties LLP

VA  
 Authorized Signatory

Merlin Land & Housing Pvt. Ltd.  
 Authorized Signatory

For Oris Infrastructure Pvt. Ltd.

Oscar Land & Housing Pvt. Ltd.  
 Authorized Signatory

Acme Buildway Land & Housing Pvt. Ltd.  
 Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
 Authorized Signatory



**SCHEDULE III OF THE DEVELOPMENT AGREEMENT  
OWNERSHIP PATTERN AND MUTATIONS DETAILS  
OWNERSHIP PATTERN AND MUTATIONS DETAILS**

Khewat / Khatauni No.	Rectangle No.	Killa No.	Area		Ownership Pattern	Title documents	Mutation in the Record of Rights (Jamabandi)
			Kanal	Marla			
	15	24	8	0	a) Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram [Rect.No. 15 Killa No. 24 (8 Kanal-0 Marla)]	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram – [Order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-Judge, Gurgaon in Case No.1194 of 1989]	1621 dated 24 <sup>th</sup> August, 1997
		23/2	2	13	b) Elegant Land & Housing Private Limited [Rectangle No. 15 Killa No. 23/2 (2 Kanal-13 Marla) -]	Elegant Land & Housing Pvt. Ltd – Registered Sale deed Document No. 4647 dated 25 <sup>th</sup> May, 2006	Mutation No. 2508 dated 30 <sup>th</sup> September, 2010
<b>Total</b>		<b>2 Plots</b>	<b>10</b>	<b>13</b>			
	26	7/1	0	4	Elegant Land & Housing Pvt. Ltd -	Sale Deed registered with the office of Sub-Registrar, Gurgaon as Document No. 309 on 24 <sup>th</sup> May, 2010.	Mutation No. 2484 dated 16 <sup>th</sup> July, 2010

Godrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA  
Authorized Signatory  
Merlin Land & Housing Pvt. Ltd.  
Oscar Land & Housing Pvt. Ltd.  
Authorized Signatory

Authorized Signatory  
Crazy Land & Housing Pvt. Ltd.  
Home Builders Pvt. Ltd.  
Authorized Signatory  
Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

15

		8	8	0		Partitioned order dated 7 <sup>th</sup> October, 2010 passed in Case No. 284.	Mutation No. 2513 dated 29 <sup>th</sup> October, 2010
<b>Total</b>		<b>2 Plots</b>	<b>8</b>	<b>4</b>			
	25	15/4/2	0	19	S.M. Buildcon Private Limited  Acme Buildcon Private Limited	Sale Deed No. 15344 dated 28 <sup>th</sup> October, 2005;  sale deed No. 23278 on 31 <sup>st</sup> January, 2006  Registered Sale Deed No. 17732 dated 30 <sup>th</sup> November, 2005  Registered Exchanged and partition deed No. 998 on 15 <sup>th</sup> September, 2010	Mutation No. 1991 dated 21 <sup>st</sup> June, 2006  Mutation No. 2220 dated 26 <sup>th</sup> October, 2007  Mutation No. 2407 dated 18 <sup>th</sup> June, 2009;  Mutation No. 2500 dated 7 <sup>th</sup> September, 2010;  Mutation No. 2504 dated 30 <sup>th</sup> September, 2010
<b>Total</b>		<b>1Plot</b>	<b>0</b>	<b>19</b>			
	26	12/1/1	2	13	a) S.M. Buildcon Private Limited and;	Registered Sale Deed No. 15277 dated 28 <sup>th</sup> October, 2005;  Registered Sale deed No. 20723	<b>Mutation No. 2515</b> dated 26 <sup>th</sup> October, 2010  <b>Mutation</b>

Godrej Developers & Properties LLP For Orris Infrastructure Pvt. Ltd.

VA  
Merlin Land & Housing Pvt. Ltd.  
Authorized Signatory

Jscar Land & Housing Pvt. Ltd.  
Authorized Signatory

Authorized Signatory  
Crazy Land & Housing Pvt. Ltd.  
Elegant

Authorized Signatory

Acme Buildwell Pvt. Ltd.  
Authorized Signatory

16

					b) Crazy Land Housing Private Limited;	dated 2 <sup>nd</sup> January, 2006  Partition order dated 15 <sup>th</sup> October, 2010 passed in Case No. 11, Land 4 amongst other lands have been partitioned, Land 4 were vested in  S.M. Buildcon Private Limited and Crazy Land & Housing Private Limited	No. 2338 dated 3 <sup>rd</sup> September, 2008  Mutation No. 2550 dated 4 <sup>th</sup> January, 2011  Mutation No. 1888 dated 21 <sup>st</sup> December, 2007
<b>Total</b>		<b>1 Plot</b>	<b>2</b>	<b>13</b>			
	15	14/1	7	0	Merlin Land & Housing Pvt. Ltd.	Merlin Land & Housing Pvt. Ltd. – registered sale deed bearing No.25 dated 09.04.2010.	
		17/1	4	18			
		17/2	3	2			
<b>Total</b>		<b>3 Plots</b>	<b>14</b>	<b>20</b>			

For Orris Infrastructure Pvt. Ltd.

Godrej Developers & Properties LLP


VA

Authorized Signatory





Authorized Signatory



Authorized Signatory

Jscar Land & Housing Pvt. Ltd.



Authorized Signatory



Authorized Signatory



Authorized Signatory

	15	23/1	5	7	Merlin Land & Housing Pvt. Ltd.	Merlin Land & Housing Pvt. Ltd. registered sale deed bearing No.25 dated 09.04.2010.	2489 dated 28 <sup>th</sup> July 2010.
<b>Total</b>		<b>1 Plots</b>	<b>5</b>	<b>7</b>			
	15	18/2/2	1	2	Anand Prakash, Ashwini Kumar and Rajpal	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram Transfer order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-Judge, Gurgaon in Case No.1194 of 1989.	1621 dated 24 <sup>th</sup> August 1997
		18/3	0	9			
<b>Total</b>		<b>2 Plots</b>	<b>1</b>	<b>11</b>			
	15	18/2/1/2	1	2	Anand Prakash, Ashwini Kumar and Rajpal	Anand Prakash, Ashwini Kumar and Rajpal all sons of Chandgiram Transfer order dated 26 <sup>th</sup> October, 1989 passed by the Court of C.B Jaglion, Senior Sub-	1621 dated 24 <sup>th</sup> August 1997
	26	2/2	6	0			

Godrej Developers & Properties LLP

For Orris Infrastructure Pvt. Ltd.

VA

Oscar Land & Housing Pvt. Ltd. Authorized Signatory

Crazy Land & Housing Pvt. Ltd. Authorized Signatory

Acme Buildwell Pvt. Ltd. Authorized Signatory

Merlin Land & Housing Pvt. Ltd. Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

Authorized Signatory

						Judge, Gurgaon in Case No.1194 of 1989.	
		3	8	0			
<b>Total</b>		<b>3 Plots</b>	15	2			
	26	11/2/1	4	2	a) Oscar Land and Housing Pvt Ltd.	1. Oscar Land and Housing Pvt Ltd. registered deed dated 23286 dated 31 <sup>st</sup> January 2006;	1888 dated 21.12.2005  1958 dated 28.02.2006
					b) Merlin Land & Housing Pvt. Ltd.	2. S.M.Buildco n Pvt. Ltd. and Acme Buildcon Pvt. Ltd. registered sale deed dated 15277 dated 28 <sup>th</sup> October 2005	2488 dated 28 <sup>th</sup> July 2010  2504 dated 30.09.2010
						3. Merlin Land & Housing Pvt. Ltd. registered sale deed No.56 dated 12.04.2010	2514 dated 26 <sup>th</sup> October 2010
						4. S.M.Buildco n Pvt. Ltd. and Acme Buildcon Pvt. Ltd. registered sale deed dated 998 dated 15.09.2010	

Godrej Developers & Properties LLP

VA  
Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

For Oriss Infrastructure Pvt. Ltd.

Merlin Land & Housing Pvt. Ltd.

Crazy Land & Housing Pvt. Ltd.  
Authorized Signatory

Elegant Land & Housing Pvt. Ltd.  
Authorized Signatory

Acme Buildwell Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Authorized Signatory

(VA)

		9/2	4	19	Oscar Land and Housing Pvt Ltd.  and Merlin Land & Housing Pvt. Ltd.		
		9/1	3	1	S.M.Buildcon Pvt. Ltd. and Acme Buildcon Pvt. Ltd.		
<b>Total</b>		<b>3 Plots</b>	<b>11</b>	<b>22</b>			
		12/2/2	0	16	Elegant Land & Housing Pvt. Ltd	Elegant Land & Housing Pvt. Ltd vide registered sale deed no. 26 dated 09.04.2010	Mutation No. 2543 dated 24.11.2010
		19	8	0			
<b>Total</b>		<b>2 Plots</b>	<b>8</b>	<b>16</b>			<b>Total</b>
<b>Total</b>		<b>Plots</b>	<b>80</b>	<b>7</b>			
<b>Total Area</b>			<b>80 Kanal 7 Marla ( 10.04375 acres)</b>				

Godrej Developers & Properties LLP

VA

Authorized Signatory

For Orris Infrastructure Pvt. Ltd.

Authorized Signatory

Merlin Land & Housing Pvt. Ltd.

Authorized Signatory

Elegant Land & Housing Pvt. Ltd.

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.

Authorized Signatory

Authorized Signatory

Oscar Land & Housing Pvt. Ltd.