

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 07/12/2024

Certificate No. G0G2024L3212



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124895477



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Namo realtech pvt ltd

H.No/Floor : 461/462

Sector/Ward : Ph3

LandMark : Udyog vihar

City/Village : Gurgaon

District : Gurugram

State : Haryana

Phone: 99*****42



Buyer / Second Party Detail

Name : Max estates gurgaon two ltd

H.No/Floor : 335/2

Sector/Ward : Na

LandMark : Okhla industrial estate

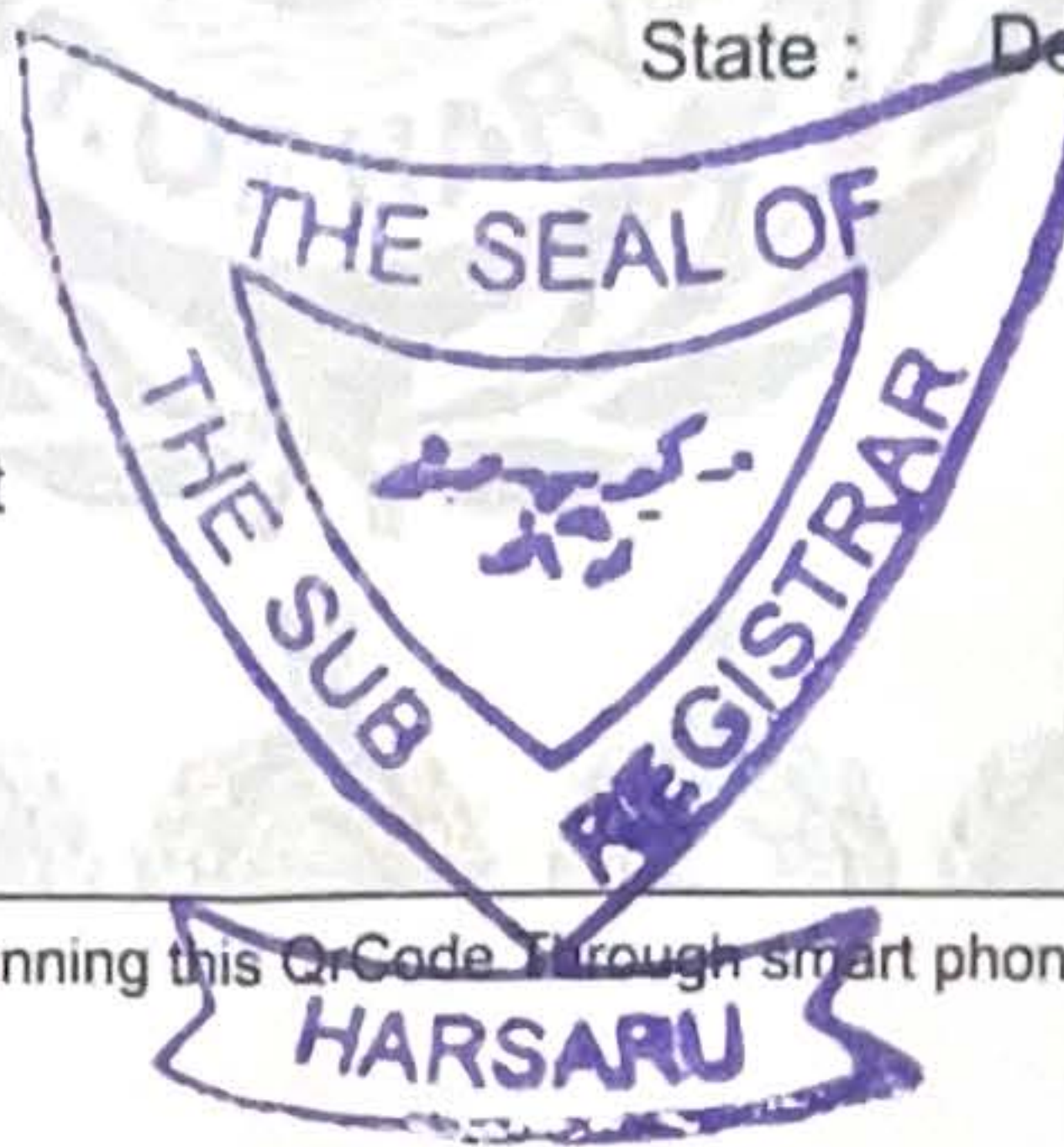
City/Village: New delhi

District : Delhi

State : Delhi

Phone : 99*****99

Purpose : Addendum to Collaboration Agreement



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

ADDENDUM AGREEMENT

TYPE OF DEED	ADDENDUM AGREEMENT
STAMP DUTY	Rs. 101/-
E-STAMP NUMBER & DATE	G0G2024L3212 dt. 07/12/2024
REG. FEE / GRN NO.	125470436 / 103/-
STAMP DUTY ISSUES BY	ONLINE
NAME OF VILLAGE	HARSARU

For Namo Realtech Pvt. Ltd.

Hansraj
Authorised Signatory



प्रलेख न:12915

दिनांक:20-12-2024

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु

धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0G2024L3212	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:125470436 पेस्टिंग शुल्क 3 रुपये
Drafted By: NAVEEN KUMAR ADV	Service Charge:200

यह प्रलेख आज दिनांक 20-12-2024 दिन शुक्रवार समय 1:16:00 PM बजे श्री/श्रीमती /कुमारी
NAMO REALTECH PVT LTD thru HANSRAJ OTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
NAMO REALTECH PVT LTD



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MAX ESTATES GURGAON TWO LTD thru PUNEET SOOD OTHER हाजिर है ।
प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NAVEEN KUMAR ADV पिता —
निवासी ADV GGM व श्री/श्रीमती /कुमारी DEEPAK KUMAR ADV पिता —
निवासी ADV GGM ने की ।

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

दिनांक 20-12-2024

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

This Addendum to the Joint Development Agreement dated 08.11.2024 (hereinafter referred to as this "Addendum Agreement") is executed at Gurugram on this 20th day of December 2024 ("Addendum Execution Date"), by and between:

NAMO REALTECH PRIVATE LIMITED, (CIN: U70101HR2012PTC075003, PAN: AADCN9526E), a company incorporated under the Companies Act, 2013, having its registered office at 461-462, Udyog Vihar, Phase-III Gurgaon, Haryana – 122016, through its authorized signatory Mr. Hansraj duly authorized vide board resolution passed in the board meeting held on 03.12.2024 (hereinafter referred to as the "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and permitted assigns);

AND

MAX ESTATES GURGAON TWO LIMITED (CIN: U68100DL2024PLC424818, PAN: AARCM6441M), a company incorporated under the Companies Act, 2013, having its registered office at Max House, Kh. No. 335/2, 355/18,337 and 1511/339, Okhla Industrial Estate, New Delhi – 110020, through its authorized signatory Mr. Puneet Sood duly authorized vide board resolution passed in the board meeting held on 05.12.2024 (hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and assigns).

The expression 'Land Owner' and the 'Developer' shall hereinafter collectively be referred to as "Parties" and individually be referred to as such or as "Party".

RECITALS:

- I. **WHEREAS** the Parties have entered into a Joint Development Agreement dated 08.11.2024, registered vide registration No. 10185 in Book No. 1, Vol No. 89 on page No. 76.25, and a copy of it is pasted in additional book No. 1, Vol No. 2010 on pages 28-30, in the office of the Sub-Registrar, Harsaru on 08.11.2024 (hereinafter referred to as the "JDA 3") for the construction and development of JDA 3 Project (as defined in JDA 3) on JDA 3 Land (as defined in JDA 3) i.e., land admeasuring 34 Kanal and 17 Marla equivalent to 4.35625 (four point three five six two five) acres, situated in Village Harsaru, Sector 36-A, Sub-Tehsil Harsaru, District Gurugram, Haryana.
- II. **AND WHEREAS** the Parties have agreed to enter into this Addendum Agreement to amend JDA 3 and to record in writing the agreed amendments to the terms and conditions of JDA 3 as particularly set out hereinafter.

NOW THEREFORE, THIS ADDENDUM AGREEMENT HEREBY RECORDS THE UNDERSTANDING AND AGREEMENT OF THE PARTIES AND WITNESSED AS BELOW:

1. Clause 3.1 of JDA 3 shall be replaced and read as under:

3.1 *In consideration of the irrevocable, non-terminable and non-cancellable, sale, transfer, grant, conveyance and assignment of the exclusive Development Rights over JDA 3 Land, along with rights, benefits, interests, easements, titles, privileges and appurtenant thereto,*

For Namotech Pvt. Ltd.

Hansraj
Authorized Signatory



Reg. No.

Reg. Year

Book No.

12915

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru HANSRAJOTHER NAMO REALTECH PVT LTD Hansraj

दावेदार :- thru PUNEET SOODOTHERMAX ESTATES GURGAON
TWO LTD Puneet Sood

गवाह 1 :- NAVEEN KUMAR ADV Naveen

गवाह 2 :- DEEPAK KUMAR ADV Deepak

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12915 आज दिनांक 20-12-2024 को बही नं 1 जिल्द नं 92 के पृष्ठ नं 158.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2106 के पृष्ठ संख्या 49 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-12-2024



उप/सयुंक्त पंजीयन अधिकारी हरसरु

and all other rights, title and interest set out in this Agreement, free from any and all Encumbrances, in favour of the Developer, the Land Owner shall be entitled to receive the Land Owner Share as set out under Clause 3.5 below. It is hereby clarified that the Development Rights have been irrevocably sold, transferred, conveyed, granted and assigned to the Developer, and the consideration for the same shall be paid as per terms of this Agreement.

2. Clause 18.11.3 of JDA 3 shall be replaced and read as under:

18.11.3 The Developer shall be responsible for compliance of all the terms and conditions of the LOI, License and the provisions under the HDRUA Act and HDRUA Rules and other laws applicable on the LOI and/or License till the grant of the final completion certificate with respect to JDA 3 Project by the DTCP or relieved of the responsibility by the DTCP, whichever is earlier.

3. This Addendum Agreement is irrevocable.

4. There is no time frame agreed between the Parties for the completion of the JDA 3 Project.

5. **Miscellaneous:**

5.1. JDA 3 along with this Addendum Agreement constitutes the entire JDA 3 governing the understanding between the Parties under the arrangement.

5.2. All terms and conditions regarding the interpretation and construction of the JDA 3, including but not limited to those regarding interpretation, governing law and dispute resolution, shall be deemed to be incorporated herein.

5.3. Unless repugnant to the context hereof, upper-case/ capitalised terms used but not defined in this Addendum Agreement shall have, for all purposes of this Addendum Agreement, the meanings given thereto in JDA 3 unless the context explicitly requires otherwise.

5.4. The Parties hereby mutually agree that except as specifically set forth herein in this Addendum Agreement, all the other clauses/ terms in JDA 3 shall remain unaltered and in full force and effect.

5.5. Each Party represents and warrants to the other Party that this Addendum Agreement has been duly authorized, executed and delivered by it and constitutes a valid and legally binding agreement with respect to the subject matter contained herein. This Addendum Agreement shall not be modified or rescinded except in writing signed by the Parties.

5.6. The Parties expressly agree that in the event of any dispute or discrepancy between the terms of JDA 3 and this Addendum Agreement, the terms of this Addendum Agreement shall prevail to the extent of such conflict in respect of the matters envisaged herein.

5.7. This Addendum Agreement shall form an integral part of JDA 3 and shall be read along with JDA 3. All references in JDA 3 to "this Agreement" shall include the reference to this Addendum Agreement and JDA 3, wherever the context so requires.

5.8. This Addendum Agreement shall become effective from Addendum Execution Date and constitutes in all respects an integral part of JDA 3.


5.9. The Parties hereby agree to get this Addendum Agreement duly stamped and registered. The cost of registration and stamp duty payable thereon shall be paid by the Land Owner.

For Namu Realtech Pvt. Ltd.

Hansraj
Authorised Signatory



IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS ON THE DAY AND YEAR
HEREINBELOW WRITTEN.

For the Land Owner	For the Developer
For Namu Realtech Pvt. Ltd. <i>Hansraj</i> Authorised Signatory Mr. Hansraj	 Mr. Puneet Sood

WITNESSES	
<i>nk</i> NAVEEN KUMAR Advocate Distt. Court Gurugram Mr.	<i>DK</i> Deepak Kumar Advocate Distt. Court Gurugram Mr.

Drafted By *nk*
NAVEEN KUMAR (Advocate)
Distt. Court Gurugram
As per both parties instructions
20/12/24