

Non Judicial

4089
2/9/2021



Indian-Non Judicial Stamp
Haryana Government



Date : 05/08/2020

Certificate No. G0E2020H1448



Stamp Duty Paid : ₹ 101

GRN No. 66396055



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Amit Yadav

H.No/Floor : 37

Sector/Ward : Gf

LandMark : Village jahajgarh

City/Village : Pawala

District : Gurgaon

State : Haryana

Phone: 98*****66

Others : Vinod yadav parmody kumar etc



Buyer / Second Party Detail

Name : Bnb Builders Pvt ltd

H.No/Floor : 402

Sector/Ward : 4th

LandMark : Solitaire plaza

City/Village : M g road

District : Gurgaon

State : Haryana

Phone : 97*****62

Others : Na

Purpose : ADDENDUM AGREEMENT IN CONTINUATION WITH COLLABORATION AGREEMENT



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ADDENDUM AGREEMENT

IN CONTINUATION WITH COLLABORATION AGREEMENT DATED 27th DAY
OF SEPTEMBER, 2019

This **ADDENDUM AGREEMENT** IN CONTINUATION WITH COLLABORATION
AGREEMENT DATED 27th DAY OF SEPTEMBER, 2019 is made at Gurugram
on this 7th day of August, 2020.

Between

- Mr. Neeraj Yadav** (Aadhar No. 430086251409), **Sh. Manish Kumar** (Aadhar No. 977875185231) & **Mr. Pankaj Yadav** (Aadhar No. 301469094804) all are son of Mr. Sahib Singh S/o Sh. Ram Kishan 37, Village Jahajgarh (Pavala Khusrupur), Daultabad(53), Daultabad, Farrukh nagar, Gurgaon, Haryana-122006 all are in equal share 1/3 share all are absolute OWNERS and in possession of land bearing No. Rectangle No. **9 Killa number 3/1/1(2-2), rectangle number 7 Killa number 22/1 min(0-15) total land measuring 2 Kanal 17 Marla,**

Neeraj Yadav
Manish
Kumar

Vinod yadav
Parmody kumar
Amit yadav

BNB Builders Pvt Ltd

Manish gupta
Director/Auth Sign

प्रलेख न:4089

दिनांक:02-09-2021

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	कादीपुर
गांव/शहर	पवाला खुसरपुर

धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : g0e2020h1448	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:81542544 पेस्टिंग शुल्क 3 रुपये

Drafted By: Shiv Kumar Adv Service Charge:200

यह प्रलेख आज दिनांक 02-09-2021 दिन गुरुवार समय 4:33:00 PM बजे श्री/श्रीमती /कुमारी

Neeraj Yadav पुत्र Sahib Singh Manish Kumar पुत्र . Pankaj Yadav पुत्र . Vinod Yadav पुत्र Rajinder Kumar Parmod Kumar पुत्र . Amit Yadav पुत्र . Sahib Singh पुत्र . Rajinder Kumar पुत्र Ram Kishan निवास Pavala Khusarpur Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Neeraj Yadav
Manish
Pankaj

Parmod Kumar
Vinod Yadav
Amit Yadav

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता

Neeraj Yadav Manish Kumar Pankaj Yadav Vinod Yadav Parmod Kumar Amit Yadav Sahib Singh Rajinder Kumar

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BNB Builders Pvt Ltd thru Abhinav Gupta OTHER हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar पिता --- निवासी Adv. Gurugram व श्री/श्रीमती /कुमारी Deepak पिता ---

निवासी Adv. Gurugram ने की |

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



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

2. **Sh. Vinod Yadav** (Aadhar No.532369059142), **Sh. Parmod Kumar** (Aadhar No. 415018217263) & **Sh. Amit Yadav** (Aadhar No. 786508612808) all are son of Sh. Rajinder Kumar S/o Sh. Ram Kishan all are R/o 37, Village Jahajgarh (Pavala Khusrupur), Daultabad(53), Daultabad, Farrukh nagar, Gurgaon, Haryana-122006 all are in equal share 1/3 share all are absolute OWNERS and in possession of land bearing No. Rectangle No. **9 Killa number 3/2/2(4-6), 4/1(5-19), 7/2/1(2-18), total land measuring 13 Kanal 3 Marla,**
3. **Sh. Rajinder Kumar** (153/424 share) (Aadhar No.583009647262) & **Sh. Sahib Singh** (197/424 share) (Aadhar No. 317037808839) both are S/o Sh. Ram Kishan & both are R/o 37, Village Jahajgarh (Pavala Khusrupur), Daultabad(53), Daultabad, Farrukh nagar, Gurgaon, Haryana-122006 both are absolute owners and in possession of land bearing No. **Rectangle No. 9 Killa No.2 min (2-0)** total land measuring 2 Kanal 0 Marla

Hereinafter referred to as the "**OWNERS**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his successors and assigns), being the party of the **First Part**.

And

M/s BNB Builders Private Limited, (CIN NO.U45209DL2019PTC348791) a company incorporated under the provisions of the Companies Act 1956, having its registered office at M-56 Greater Kailash Part II, Third Floor, New Delhi-110048 through its director **Abhinav Gupta** S/o Sh. Ranjan Gupta, duly authorized vide resolution of the board of Directors dated **05/08/2020 (copy of resolution attached)**, (hereinafter referred to as the "**Attorney**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART** (hereinafter referred to as the "**DEVELOPER**", unless it be repugnant to the context or meaning thereof, be deemed to mean and include its legal successors and permitted assigns) having Permanent Account Number ("**AAICB3974B**"), being the party of the Second Part.

Nelkaj'sale
Manish
Sh. Y. K.

vinod yadav
Parmod Kumar
Amit Yadav
20/08/20
31-12

BNB Builders Pvt Ltd

Abhinav Gupta
Director/Authorized Sign
12/08/20

Reg. No.

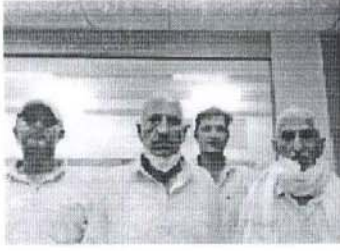
Reg. Year

Book No.

4089

2021-2022

1



पेशकर्ता



दावेदार



गवाह



रतोडि

Vinod Kumar सहित
Parmod Kumar
Amit Yadav

उप/सयुक्त पंजीयन अधिकारी

Neeraj Yadav

Manish Kumar

Pankaj Yadav

Vinod Yadav

Parmod Kumar

Amit Yadav

Sahib Singh

Rajinder Kumar

पेशकर्ता :- Neeraj Yadav Manish Kumar Pankaj Yadav Vinod Yadav Parmod Kumar
Amit Yadav Sahib Singh Rajinder Kumar

दावेदार :- thru Abhinav Gupta OTHERBNB Builders Pvt
Ltd

Abhinav Gupta

गवाह 1 :- Shiv Kumar

गवाह 2 :- Deepak

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4089 आज दिनांक 02-09-2021 को बही नं 1 जिल्द नं 236 के पृष्ठ नं 71 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1150 के पृष्ठ संख्या 43 से 44 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 02-09-2021

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)



The **OWNERS** and the **DEVELOPER** shall be referred to individually as a **"Party"** and collectively as **"Parties"**

WHEREAS:

- A. The **OWNERS** and the **DEVELOPER** herein had entered into a collaboration Agreement dated 27-09-2019 duly registered in the office of Sub-Registrar, Gurugram as Document Serial No. 7273 dated 27-09-2019 in Book No.1, Zild No.212 at page number 60.25(hereinafter referred as **"THE SAID COLLABORATION AGREEMENT"**) in respect of **18 Kanal 0 Marla** i.e. 2.25 Acres approx. for development and constructions of commercial Complex as per the terms and conditions contained in this registered Collaboration agreement and hereinafter referred as the **"SAID LAND"**.
- B. **That** the owners are well aware of the Developer efforts towards obtaining Letter of Intent (LOI) from Directorate of Town & Country Planning (DTCP) Haryana and deposit of required funds in this regards.
- C. The **OWNER'S** are well conversant with the terms of the said collaboration agreement as well as steps taken by the Developer from time to time and considering and being aware of the correct facts and herein mutually agreed to modify in land schedule of the said Collaboration Agreement as reduced in land schedule in writing.

NOW THEREFORE THIS ADDENDUM AGREEMENT TO COLLABORATION AGREEMENT DATED 27TH SEPTEMBER, 2019 WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That The terms and conditions as specified in the said registered agreement shall remain same unless herein specifically amended in writing.

Mallikarjuna
Manish
Shyde

Uinodan
Panab Roma
Anil Yadav

BNB Builders Pvt Ltd

@Binay Gupta
Director/Amtd Sign



Sub Registrar

Kadipur

2. That in the **clause no. B** the said collaboration agreement, the owner's land details are **land comprising in rectangle number 9, Killa number 2 min (2-0), 4/1(5-19), 3/1/1(2-2), 3/2/2(4-6), 7/2/1(2-18), rectangle number 7 Killa number 22/1 min(0-15) total land measuring 18 Kanal 0 Marla situated in the revenue estate of village Pawala Khusrupur , Sector-106, Gurgaon (hereinafter referred to as the said land)**. Now owner's and Developer mutually agreed to change/correction in land details and reduce in land area/schedule.
3. That the amended land details are **land comprising in rectangle number 9, Killa number 2/2 min east (1-0), 4/1(5-19), 3/1/1(2-2), 3/2/2(4-6), 7/2/1(2-18), total land measuring 16 Kanal 5 Marla i.e. 2.03125 Acres approx. situated in the revenue estate of village Pawala Khusrupur ,Sector-106, Gurgaon (hereinafter referred to as the said land)**. [i.e. we are removing Land rectangle number 7 Kill Number 22/1 min (0-15) and changing Land in rectangle number9, Killa Number 2/2 min east (1-0) instead of Killa number 2 min(2-0)].
4. That the consideration of the contribution of the project land by owner's and Developer will be same as registered collaboration agreement dated 27-09-2019 between both the parties .
5. That the Builder will allocate the share to each Land Owner of the Built-up area individually & separately as per his share in the land. The first preference will be given to Sh. Vinod Yadav, Sh. Parmod Kumar & Sh. Amit Yadav to choose their area in the land owner's share after area allocation of owner's share by the builder. That the owner's and the Developer share's in the said project stands same as registered collaboration agreement dated 27-09-2019 between both the parties. However the parties of this agreement irrevocable confirm and accept that the delay in the development of the project is attributed by the force majeure circumstances. It is also acknowledged by the owner's to the Developer.
6. That the said collaboration agreement shall be read with above stated amended articles and shall have corresponding effects in the said collaboration agreement wherever required.
7. That the parties of the addendum agreement herein confirms that there is no significant and substantial modification/ alternation in the terms and conditions of the said collaboration agreement.

Nellajiraju
Manish
Miyar

Vinod Kumar
Parmod Kumar
Amit Yadav

BNB Builders Pvt Ltd

@Bhina Gupta
Director/Auth Sign

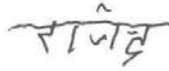


10/10/2024

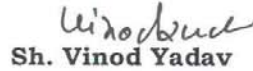
8. That the cost of registration of this addendum agreement, if required, with mutually consent of parties herein and /or under the provisions of any law, then the same shall be registered at the cost and expenses of the Developer herein.
9. The said agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement can be undertaken except after obtaining prior approval of DTCP, Haryana.

IN WITNESS WHEREOF the parties have caused this agreement to be executed and delivered as of the dated set forth above.

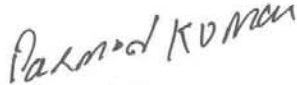
Signed and delivered for and



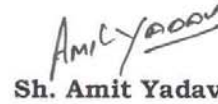
Sh. Rajinder Kumar,



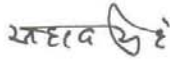
Sh. Vinod Yadav



Sh. Parmod Kumar



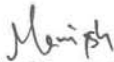
Sh. Amit Yadav



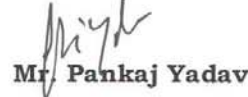
Sh. Sahib Singh



Mr. Neeraj Yadav



Sh. Manish Kumar



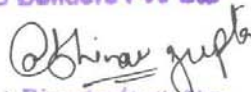
Mr. Pankaj Yadav

Signed and delivered for and

On behalf of **M/s BNB Builders Private Limited**

Through its Director

BNB Builders Pvt Ltd



(Abhinav Gupta) Director/Auth Sign

Witness :- 1.



SHIV KUMAR SINGH
Advocate
Distt. Court, Gurugram

2.



Deepak Kumar
Advocate
Distt. Court, Gurugram



SHIV KUMAR SINGH
Advocate
Distt. Court, Gurugram
21/9/21

சென்னை



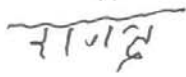
சென்னை

SCHEDULE -1

Land Details

Land comprising in rectangle number 9, Killa number 2/2 min east (1-0), 4/1(5-19), 3/1/1(2-2), 3/2/2(4-6), 7/2/1(2-18), total land measuring 16 Kanal 5 Marla i.e. 2.03125 Acres approx. situated in the revenue estate of village Pawala Khusrupur ,Sector-106, Gurgaon

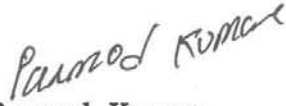
Signed and delivered for and



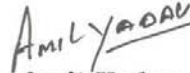
Sh. Rajinder Kumar,



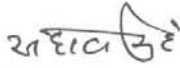
Sh. Vinod Yadav



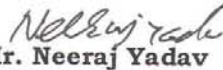
Sh. Parmod Kumar



Sh. Amit Yadav



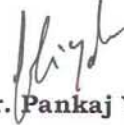
Sh. Sahib Singh



Mr. Neeraj Yadav



Sh. Manish Kumar

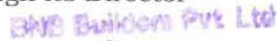


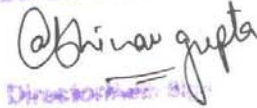
Mr. Pankaj Yadav

Signed and delivered for and

On behalf of **M/s BNB Builders Private Limited**

Through its Director







(Abhinav Gupta)

