



CORRECTION DEED
Stamp Paid-100/-Rs

THIS CORRECTION DEED is executed on this 20th day of December, 2025 by and between;

1. **M/s. Omaxe Ltd.**, a company incorporated under the provisions of the Companies Act, 1956 and existing under the provisions of the Companies Act, 2013, bearing Corporate Identification Number (L74899HR1989PLC051918), permanent account number (AAACO0171H) and having its Registered Office at 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon and Corporate Office at 7, Local Shopping Centre, Kalkaji, New Delhi- 110019, (hereinafter referred to as the "First Party") through its Authorized Signatory, **Mr. Pankaj Kumar Tyagi**, duly authorized vide Board Resolution passed on **15.12.2025**, which expression, unless repugnant to the context of this Correction Deed, shall mean and include its successors-in interest and assigns of the ONE PART;

And

2. **M/s Omaxe Be Together Project Developers Private Limited** (earlier known as M/s. Be Together Vrindavan Developers Pvt. Ltd.), having Corporate Identification Number (U70200DL2022PTC409081 and PAN AALCB3213) a Company registered under the provisions of the Companies Act, 2013, having its registered office at 7 Local Shopping Centre, Kalkaji, New Delhi-110019 (hereinafter referred to as "Second Party") through its Authorized Signatory, **Mr. Pankaj Kumar Tyagi**, duly authorized vide Board Resolution passed on **10.11.2025**, which expression, unless repugnant to the context of this Correction Deed, shall mean and include its successors-in interest and assigns of the SECOND PART;

And

3. **M/s Braj Vaas Real Estate** (PAN AAXFB6618G), a Partnership Firm duly constituted under the provisions of Partnership Act, 1932, having its registered office at 238 Gopi Nath Bazar, Vrindavan, Mathura-281121 vide Partnership Deed

M/s SPP Developers & Suppliers Pvt. Ltd.

Director/ Authorized Signatory



OMAXE LTD.

Pankaj



GIRRAJ LAND

Partner

M/s Omaxe Be Together Project Developers Private Limited

Pankaj
Authorized Signatory



BRIJ VAAS REAL ESTATE
पंकज वास
PARTNER



Vasudev Earth
पंकज वास
Partner



Shyam Realt
पंकज वास
Partner



dated 10.02.2021 duly registered vide Document No. 03004/2022-2023, Registration No. MAT/0013717, dated 08.12.2022, before Director of Firms, Agra, Uttar Pradesh (hereinafter referred to as "Third Party"), acting through its Partner and Authorized Representative **Mr. Meghshyam Varshney**, in terms of Clause 15 of the Partnership Deed, which expression, unless repugnant to the context of this Correction Deed, shall mean and include administrators, legal representatives, successors, executors, assigns etc. of the THIRD PART;

And

- 4. **M/s Vasudev Earth (PAN AAWFV1101F)**, a Partnership Firm duly constituted under the provisions of Partnership Act, 1932, having its registered office at C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura-281004 vide Partnership Deed dated 07.10.2022 duly registered vide Document No. 03006/2022-2023, registration no. MAT/0013719, dated 08.12.2022, before Director of Firms, Agra, Uttar Pradesh (hereinafter referred to as "Fourth Party"), acting through its Partner and Authorized Representative **Mr. Meghshyam Varshney**, in terms of Clause 15 of the Partnership Deed, which expression, unless repugnant to the context of this Correction Deed, shall mean and include administrators, legal representatives, successors, executors, assigns etc., of the FOURTH PART;

And

- 5. **M/s Shyam Realty (PAN AEFVS7706L)**, a Partnership Firm duly constituted under the provisions of Partnership Act, 1932, having its registered office at C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura-281004 vide Partnership Deed dated 07.10.2022 duly registered vide Document No. 3005/2022-23, Registration No. MAT/13718 dated 08.12.2022, before Director of Firms, Agra, Uttar Pradesh (hereinafter referred to as "Fifth Party"), acting through its Partner and Authorized Representative **Mr. Meghshyam Varshney**, in terms of Clause 15 of the Partnership Deed, which expression, unless repugnant to the context of this Correction Deed, shall mean and include administrators, legal representatives, successors, executors, assigns etc., of the FIFTH PART;

And

- 6. **M/s Girraj Land (PAN AAYFG9128M)**, a Partnership Firm duly constituted under the provisions of Partnership Act, 1932, having its registered office at C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura-281004 vide Partnership Deed dated 07.10.2022 duly registered vide Document No. 03003/2022-2023, Registration No. MAT/0013716, dated 08.12.2022, before Director of Firms, Agra, Uttar Pradesh (hereinafter referred to as "Sixth Party"), acting through its Partner and Authorized Representative **Mr. Meghshyam Varshney**, in terms of Clause 15 of the Partnership Deed, which expression, unless repugnant to the context of this Correction Deed, shall mean and include administrators, legal representatives, successors, executors, assigns etc.. of the SIXTH PART;

M/s SPP Developers & Suppliers Pvt. Ltd.

मेघश्याम वार्ष्णेय

Authorized Signatory



GIRRAJ LAND

मेघश्याम वार्ष्णेय

Partner

OMAXE LTD.

मेघश्याम वार्ष्णेय



M/s Omaxe Be Together Project Developers Private Limited

BRIJ VAAS REAL ESTATE

मेघश्याम वार्ष्णेय

PARTNER



Vasudev Earth Shyam Realty

मेघश्याम वार्ष्णेय

Partner



मेघश्याम वार्ष्णेय

Partner



And

- 7. **M/s SPP Developers Suppliers Pvt. Ltd.**, Corporate Identification Number U70109DL2012PTC241823 and PAN AASCS0817Q, a Company registered under the provisions of the Companies Act, 1956, having its registered office at B-158, Second Floor, Priyadarshini Vihar, New Delhi-110092 and acting through its Authorized Signatory **Mr. Meghshyam Varshney** authorized vide Board Resolution dated **10.02.2023** (hereinafter referred to as "**Seventh Party**") which expression, unless repugnant to the context of this Correction Deed, shall mean and include administrators, legal representatives, successors, executors, assigns etc. of the SEVENTH PART.

All the above parties for the purpose of this Correction Deed hereinafter individually referred to as "**Party**" and collectively referred to as "**Parties**".

WHEREAS:

- A. The Parties had entered into a Consortium Memorandum of Understanding dated 17th November, 2023 for development of a Township Project at Village Raal and Magera, Tehsil Sadar and District Mathura, Uttar Pradesh, in accordance with the provisions of Uttar Pradesh Township Policy-2023 dated 5th July, 2023.
- B. The said Consortium Memorandum of Understanding was executed by all the Parties and duly registered in Book No. 4, Zild No. 379, Page No. 111 to 116 at Serial No. 460 on 17.11.2023 in the office of the Sub-Registrar-Sadar-I, Mathura, Uttar Pradesh as per laws (hereinafter referred to as the "**Original MoU**").
- C. The Parties now desire to effect certain amendments/corrections to the Original MoU through this Correction Deed, specifically seeking to delete **Clauses 16.5 to 16.8** from the said Original MoU, while keeping all other terms, conditions, and provisions thereof intact and operative.

M/s SPP Developers & Suppliers Pvt. Ltd.
 Meghshyam Varshney
 Authorized Signatory



- D. The deletion of **Clauses 16.5 to 16.8** is being done by mutual consent of all the Parties hereto, and the Parties hereby confirm that the remaining terms and conditions of the said Original MoU shall remain in full force and effect.

NOW, THEREFORE, THIS CORRECTION DEED WITNESSES AS FOLLOWS:

- 1. That the **Clauses 16.5 to 16.8** of the Original MoU which need to be deleted, are being mentioned hereunder for the purpose of the record:

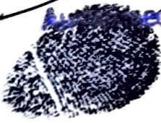
"16.5 Any Member of the Consortium can only be changed with the prior approval of the concerned authority subject to fulfilment of minimum financial capability of the Consortium.

16.6 Lead Member can only be changed with the prior approval of the committee under the Chairmanship of Principal Secretary/Addl. Chief Secretary Housing and Urban Planning Department, GoUP on



GIRRAJ LAL
 Girraj Lal
 Partner

OMAXE LTD.
 Taran
 Authorized Signatory



M/s Omaxe Be Together Project Developers Private Limited

Taran


BRIJ VAAS REAL ESTATE
 Brij Vaas
 PARTNER


Vasudev Earth Shyam Realty
 Vasudev Earth Shyam
 Partner


Vasudev Earth Shyam Realty
 Vasudev Earth Shyam
 Partner


recommendation of Authority (Board) subject to completion of all development works under the first Development Agreement including construction of the prescribed number of houses for the Economically Weaker Section and Low Income Group families, development/construction of public amenities and development of village. Abadies falling within the Project area as envisaged and approved under the project.

16.7 *In case of any change in the members of the Consortium, an amended Consortium MoU shall be submitted to the Authority by the Lead Member.*

16.8 *No variation or modification to the terms of this MoU shall be made except as may be permitted by the concerned Authority."*

2. That the Parties hereby jointly and severally declare, confirm, and agree that the said **Clauses 16.5 to 16.8** of the Original Consortium Memorandum of Understanding dated 17th November, 2023 shall stand **deleted, removed, and void ab initio** (from the date of origin) with effect from the date of execution of this Correction Deed.
3. That the Parties hereby confirm and declare that with the exception of Clauses 16.5 to 16.8, which stand deleted, **all other clauses, terms, conditions, covenants, representations, warranties, and provisions** of the Original MoU dated 17th November, 2023 shall continue to remain in **full force and effect** and shall be binding upon all Parties.
4. That the Original MoU, as amended by this Correction Deed, shall continue to govern the relationship between the Parties with respect to the development of the said Township Project at Village Raal and Magera, Mathura, Uttar Pradesh.
5. That the interpretation, construction, and legal effect of all remaining clauses shall remain unchanged and unaffected by this deletion.
6. That this Correction Deed has been executed with the mutual understanding and consent of all Parties. Therefore, each Party agrees to be bound by the terms of this Correction Deed.
7. That, this Correction Deed constitutes a supplemental deed to the Original MoU dated 17th November, 2023 and shall be read together with the Original MoU as one unified agreement/MoU.
8. That the Parties hereby submit to the exclusive jurisdiction of the courts at Mathura, Uttar Pradesh, and/or such other courts as may have jurisdiction to hear disputes arising from the Original MoU and this Correction Deed.

M/S SPP Developers & Builders Pvt. Ltd.

Director/Authorized Signatory



GIRRAJ LAND
शेखरधर चौधरी
Partner



OMAXE LTD.

Tanya
Authorized Signatory

M/O Omaxe Be Housing Projects & Services Pvt. Ltd.
Tanya
Authorized Signatory

BRIJ VAAS REAL ESTATE
शेखरधर चौधरी
PARTNER



Vasudev Earth
शेखरधर चौधरी
Partner



Shyam Realty
शेखरधर चौधरी
Partner





आवेदन सं०: 202500764076791

शुद्धिपत्र

वही सं०: 4

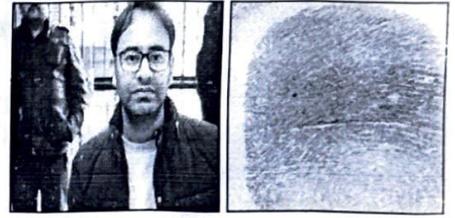
रजिस्ट्रेशन सं०: 407

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री मैसर्स ओमेक्स लिमिटेड आदि के अधिकृत हस्ताक्षरी द्वारा
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पुत्र श्री राजेश्वर त्यागी
व्यवसाय : अन्य
निवासी: 19-बी फर्स्ट फ्लोर ओमेक्स सैलिब्रेशन मॉल सोहना रोड गुडगांव

Pankaj



श्री मैसर्स ओमेक्स लिमिटेड आदि के अधिकृत हस्ताक्षरी द्वारा पंकज कुमार त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

AK

अजय कुमार त्रिपाठी
उप निबंधक : सदर प्रथम

मधुरा
20/12/2025

[Signature]

अद्वैत शर्मा
निबंधक लिपिक
20/12/2025



IN WITNESS WHEREOF, the Parties have executed this Correction Deed on the day, month, and year first mentioned above.

For M/s. Omaxe Ltd. **OMAXE LTD.**

Mr. Pankaj Kumar Tyagi
Authorised Signatory

TANKY


For M/s. Omaxe Be Together Project Developers Pvt. Ltd.

Mr. Pankaj Kumar Tyagi
Authorised Signatory

TANKY
Authorised Signatory
M/s Omaxe Be Together Project Developers Private Limited

For M/s Braj Vaas Real Estate

BRIJ VAAS REAL ESTATE
ब्रिजवास रीअल एस्टेट
PARTNER

Mr. Meghshyam Varshney
Authorised Signatory



For M/s Vasudev Earth

Vasudev Earth
वसुदेव अर्थ
Partner

Mr. Meghshyam Varshney
Authorised Signatory



For M/s Shyam Realty

Shyam Realty
श्याम रीअल्टी
Partner

Mr. Meghshyam Varshney
Authorised Signatory



For M/s Girraj Land

GIRRAJ LAND
गिर्राज लैंड
Partner

Mr. Meghshyam Varshney
Authorised Signatory



For M/s SPP Developers & Suppliers Pvt. Ltd.

M/s SPP Developers & Suppliers Pvt. Ltd.
एसपीएस डेवेलपर्स अंड सप्लायर्स प्राइवेट लिमिटेड

Mr. Meghshyam Varshney
Authorised Signatory





आवेदन सं०: 202500764076791

बही सं०: 4

रजिस्ट्रेशन सं०: 407

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री मैसर्स ओमेक्स लिमिटेड आदि के अधिकृत हस्ताक्षरी के द्वारा पंकज कुमार
त्यागी,

M/S OMAXE LIMITED

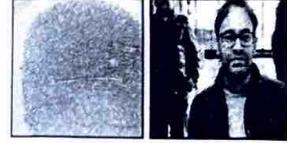
पुत्र श्री राजेश्वर त्यागी

निवासी: 19-बी फर्स्ट फ्लोर ओमेक्स रैलिब्रेशन मॉल सोहना रोड गुडगांव

व्यवसाय: अन्य

द्वितीय पक्ष: 1

Tomy



श्री मैसर्स ब्रजवास रीयल एस्टेट आदि के अधिकृत हस्ताक्षरी के द्वारा मेघश्याम
वार्ष्णेय,

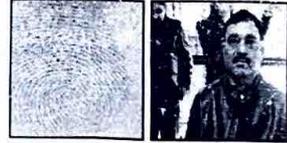
M/S BRAJ VAAS REAL ESTATE

पुत्र श्री हरिश्चन्द्र वार्ष्णेय

निवासी: 238 गोपीनाथ बाजार वृन्दावन मथुरा 281121

व्यवसाय: अन्य

मेघश्याम वार्ष्णेय



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

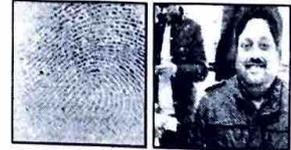
श्री आशीष गौतम, पुत्र श्री नरेश कुमार

निवासी: 1448 जनरल गंज मथुरा 281006

व्यवसाय: अन्य

पहचानकर्ता: 2

Ashish



श्री निर्जल शर्मा, पुत्र श्री कृष्णमुरारी शर्मा

निवासी: 1997/5 पंजाबी पेच डैम्पीयर नगर मथुरा 281001

व्यवसाय: अन्य

Nirjal



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अजय कुमार त्रिपाठी
उप निबंधक : सदर प्रथम
मथुरा

20/12/2025

अद्वैत शर्मा
निबंधक लिपिक मथुरा
20/12/2025

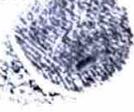
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:



OMAXE LTD.

6

Handwritten signature
Authorized Signatory



BRIJ VAAS REAL ESTATE
बेद्ययाम बाळोम
PARTNER



Shyam Realty
बेद्ययाम बाळोम
Partner



Vasudev Earth
बेद्ययाम बाळोम
Partner



GIRRAJ LAND
बेद्ययाम बाळोम
Partner



Handwritten signature
Director/ Authorized Signatory

M/s Omaxe Be Together Project Developers Private Limited

Handwritten signature
anatory

Dated-20-12-2025

Typed By-Arti Agrawal, Mathura

Drafted By-Subhash Kumar Chaturvedi, Advocate, Mathura

Subhash Kumar Chaturvedi
Advocate
Registrar Office, Mathura

WITNESSES:

1. Name. Ashish Gautam S/o Shri Naresh Kumar
Address. 1448, General Ganj, Mathura 281006
Mob. 9997679000

Handwritten signature: Ashish



2. Name. Nirjal Sharma S/o Shri Krishna Murari Sharma
Address. 1997/5 Punjabi Pech Dampier Nagar Mathura 281001
Mob. 7417833500

Handwritten signature: Nirjal



आवेदन सं०: 202500764076791

बही संख्या 4 जिल्द संख्या 410 के पृष्ठ 35 से 48 तक क्रमांक 407 पर दिनांक 20/12/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

A. K. Tripathi

अजय कुमार त्रिपाठी
उप निबंधक : सदर प्रथम
मथुरा
20/12/2025

