



उत्तर प्रदेश UTTAR PRADESH

AG 401256



SUPPLEMENTRY AGREEMENT

This Supplementary Agreement ("Agreement") is made and executed at Noida on this 26th day of August, 2020 (26.08.2020);

For Saha Estate Developers (p) Ltd.

Auth. Sign / Director



क्रम सं० 51 स्टाम्प विक्रय की तिथि 26/8/20

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पता.....

स्टाम्प की धनराशि 500

Lotus Greens Constructions Pvt Ltd
New Delhi

विजय कुमार गर्ग (स्टाम्प विक्रेता)

ला० नं० 36/1986, ला० की अवधि 31-03-2021

अप-निबन्धक कार्यालय परिसर, नौएडा



BY AND BETWEEN

SAHA ESTATE DEVELOPERS PRIVATE LIMITED (PAN:-AAUCS3287J), a company incorporated under the Companies Act, 2013 having Corporate Identification Number U70102DL2014PTC264466 and having its registered office at F-1, 1st Floor, Plot No.1, Village Kilokri, Ring Road, Near Bus Stop, New Delhi - 110014, represented by Mr. Aniel Kumar Saha S/o Sh. Amulya Kumar Saha R/o G-22, Sector-27, Noida, Gautam Budh Nagar, Uttar Pradesh-201301 (PAN:-AMYP51829D, AADHAAR:-7646-2408-2311, MOBILE NO. 85277-00017), authorised vide resolution dated 21st August 2020 (hereinafter referred to as **"Developer"**, which expression shall unless repugnant to the subject or context thereof shall mean and include its representatives, successor-in- interest, permitted assigns etc.) of the **FIRST PART**;

AND

WISHLAND BUILDZONE PRIVATE LIMITED (PAN:-AABCW7862N), a company incorporated under the provisions of the Companies Act, 2013, with Corporate Identification Number U70102UP2016PTC077229 and having its registered office at 6th Floor, Plot No. 1B, Ace Studio, Sector 126, Noida - 201301, represented by its authorised signatory, Mr. Gopal Singh S/o Sh. Ram Kumar R/o B-904, Rejoice Tower, Sikka Kramic, Sector-78, Noida-201301 (PAN:-EIDPS4974L, AADHAAR:-3131-1723-6828, MOBILE NO. 95409-11331) authorised vide resolution dated 21st August 2020 (hereinafter referred to as **"Company"**, which expression shall unless repugnant to the subject or context thereof shall mean and include its representatives, successor-in- interest, permitted assigns etc.) of the **SECOND PART**;

AND

LOTUS GREENS CONSTRUCTIONS PRIVATE LIMITED (PAN:-AACCL4789J), a company incorporated under the provisions of the Companies Act, 2013, with Corporate Identification Number U70200DL2013PTC248919 and having its registered office at Flat No.14 Ground Floor, Pul Pehlad Pur, DDA MIG Suraj Apartment, New Delhi - 110044, represented by its authorised signatory, Mr. Gopal Singh S/o Sh. Ram Kumar R/o B-904, Rejoice Tower, Sikka Kramic, Sector-78, Noida-201301 (PAN:-EIDPS4974L, AADHAAR:-3131-1723-6828, MOBILE NO. 95409-11331) authorised vide resolution dated 21st August 2020 (hereinafter referred to as **"Lotus"**, which expression shall unless repugnant to the subject or context thereof shall mean and include its representatives, successor-in- interest, permitted assigns etc.) of the **THIRD PART**;

The **"Developer"**, **"Company"** and **"Lotus"** shall be hereinafter individually referred to as **'PARTY'** collectively be referred to as **'PARTIES'** in this Agreement.

For Saha Estate Developers (p) Ltd.
Aniel Kumar Saha / Director

2

Wishland Buildzone Private Limited

Lotus Greens Constructions Pvt. Ltd.



पूरक लेखपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5304

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 500 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 140 योग : 240

श्री लोटस ग्रीन्स कन्स्ट्रक्शनस प्राइवेट लिमिटेड द्वारा
गोपाल सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम कुमार
व्यवसाय : नौकरी
निवासी: बी-904, रेजोइस टावर, सिक्का कार्मिक, सैक्टर-78, नोएडा

King



श्री, लोटस ग्रीन्स कन्स्ट्रक्शनस प्राइवेट लिमिटेड द्वारा गोपाल सिंह अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 27/08/2020 एवं
12:48:39 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

वीरसेन

उप निबंधक :सदर द्वितीय

गौतम बुद्ध नगर

27/08/2020

[Signature]
ओमकार वर्मा .
निबंधक लिपिक



WHEREAS the Parties entered into collaboration agreement of property Vacant Plot no. SC-02/A-8, Sector-150, Noida, Gautam Budh Nagar, Uttar Pradesh, India, & agreement was duly executed on dated 25th September, 2017 registered with jurisdictional Sub-Registrar as Book no. 1, Volume no. 8967, Page no. 289 to 456, Document No. 6373, on dated 25th September, 2017 executed between Developer, Company and Lotus ("Collaboration Agreement") for development of the Project at the Plot (as defined in the Collaboration Agreement).

AND WHEREAS the Parties have agreed to amend and supplement the Collaboration Agreement and the same shall stand varied and amended in the manner and to the extent as hereinafter provided.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Amendments to Clause 1.1 of the Collaboration Agreement

- 1.1 It is hereby agreed that the definition of the term "Company Allocation" under Clause 1.1 of the Collaboration Agreement, shall stand deleted and substituted with the following:

"Company Allocation" shall mean 21% of the collected Gross Revenue, to be applied towards discharge of the Balance JDA Consideration, in the manner contemplated in this Agreement. For avoidance of doubt, it is clarified that the Company Allocation is for payment of the Balance JDA Consideration and as such it shall not be more than the Balance JDA Consideration.

- 1.2 It is hereby agreed that the definition of the term "Developer's Allocation" under Clause 1.1 of the Collaboration Agreement, shall stand deleted and substituted with the following:

"Developer's Allocation" shall mean 79% of the Gross Revenue and all Pass Through Charges."

- 1.3 It is hereby agreed that the definition of the term "Launch Date" under Clause 1.1 of the Collaboration Agreement, shall stand deleted and substituted with the following:

"Launch Date" shall mean such date on which the developer launches the first phase of the Project, after having obtained all such revisions in approvals and sanctions, if any that may be required by the Developer to implement its design that it prepares and finalizes for development of the Project or 31st March 2021 whichever is earlier, subject to Force Majeure."

For Saha Estate Developers (p) Ltd.

Director



बही सं०: 1

रजिस्ट्रेशन सं०: 5304

वर्ष: 2020

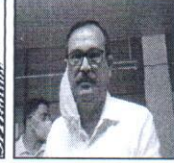
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री साहा एस्टेट डेवलपर्स प्राइवेट लिमिटेड के द्वारा अनिल कुमार
साहा, पुत्र श्री अमूल्य कुमार साहा

निवासी: जी-22, सैक्टर-27, नोएडा

व्यवसाय: नौकरी

प्रथम पक्ष: 2



श्री विशलेण्ड बिल्डजोन प्राइवेट लिमिटेड के द्वारा गोपाल सिंह,
पुत्र श्री राम कुमार

निवासी: बी-904, रेजोइस टावर, सिक्का कार्मिक, सैक्टर-78,
नोएडा

व्यवसाय: नौकरी

द्वितीय पक्ष: 1



श्री लोटस ग्रीन्स कन्स्ट्रक्शन्स प्राइवेट लिमिटेड के द्वारा गोपाल
सिंह, पुत्र श्री राम कुमार

निवासी: बी-904, रेजोइस टावर, सिक्का कार्मिक, सैक्टर-78,
नोएडा

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री मनीष कान्त, पुत्र श्री स्वर्गीय श्याम लाल

निवासी: जी-79, सैक्टर-20, नोएडा

व्यवसाय: वकालत



- 1.4 The Definitions in Clause 1.1 of "Developer Account", "Escrow Agreement", "Master Collection Account", "Permitted Withdrawals" and "RERA Account", and their reference in the Collaboration Agreement, shall stand unconditionally deleted.
- 1.5 It is clarified that Gross Revenue shall not include any Pass Through Charge collected from the customers.

2. Amendments to Clause 2 of the Collaboration Agreement

- 2.1 It is hereby agreed that Clause 2.3 of the Collaboration Agreement shall stand deleted and shall be substituted with the following:

*"Clause 2.3 The Project shall be implemented, developed and constructed as per the design developed and finalised by the Developer alone. The quality, cost, design, layout, aesthetics, landscaping, architecture, implementation, project phasing etc. of the Project shall be as per the planning and design that is made and finalised by the Developer, without any recourse and liability to Lotus or the Company. The design of all marketing and selling materials will also be as per the design and planning made and finalised by the Developer. All the customer documentations including advertisement / marketing materials etc. shall be in such formats as may be prepared and decided by the Developer provided that any representation or declaration on behalf of the Company/ Lotus in the customer documentation shall be mandatorily approved by the Company and Lotus in terms of Clause 4.5. It is agreed between the Parties that the Developer shall complete the construction of the Project, including construction of the swimming pool, club and mock up; within a period of 60 months from the Launch Date. However, in case the Developer completes 70% construction of the Project and achieves 80% sale of the units in the Project, the period for completion of the construction may be extended for a period of 12 months with mutual consent of the Parties ("**Permitted Extension**"). The details regarding the (i) area to be developed in phase wise manner, (ii) timelines for sale of units in the Project and (iii) average selling price of the units in the Project for each phase shall be as per the Business Plan agreed between the Parties and annex herewith as **Annexure-I**."*

- 2.2 It is hereby agreed that Clause 2.4 of the Collaboration Agreement shall stand deleted.

For Saha Estate Developers (p) Ltd.

With. Sign / Director



पहचानकर्ता : 2

श्री प्रियंक भट्टर, पुत्र श्री प्रदीप माहेश्वरी

निवासी: 175बी, डीडीए फ्लैट्स, पश्चिम विहार एक्सटेंशन,
पश्चिम विहार, दिल्ली

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरसेन

उप निबंधक : सदर द्वितीय

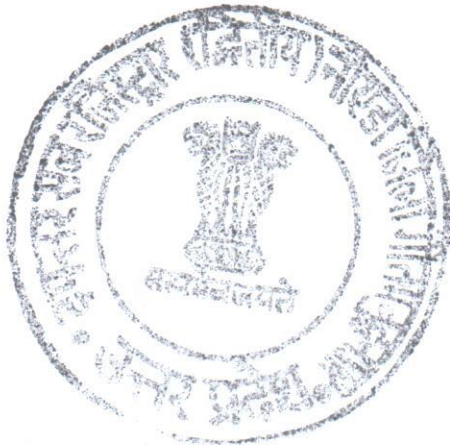
गौतम बुद्ध नगर

ओमकार वर्मा .

निबंधक लिपिक

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

टिप्पणी :



3. Amendments to Clause 4 of the Collaboration Agreement

3.1 It is hereby agreed that the content "66 months from the Launch Date along with a grace period of 6 months ("**Completion Date**")" in the existing Clause 4.2, shall stand amended to "60 months from the Launch Date subject to Permitted Extension with mutual consent of the Parties, if any ("**Completion Date**")".

3.2 It is hereby agreed that Clause 4.4 of the Collaboration Agreement shall stand to be deleted and substituted with the following:

"Clause 4.4 The Developer shall at its sole discretion be entitled to implement / develop the Project on Plot. The quality, cost, design, layout, aesthetics, landscaping, architecture, implementation, specifications, phasing, pricing etc. of the Project shall be at the sole discretion and expertise of the Developer, without any recourse and liability to Lotus or the Company. The design of all marketing and selling materials will also be at the discretion of the Developer. The Developer shall be entitled to decide the pricing (which shall be not less than the minimum selling price as agreed between the Parties in the Business Plan), product mix, sales pricing at its sole discretion only. The advertisement / marketing materials etc. shall be in such formats as may be decided by the Developer."

3.3 It is hereby agreed that Clause 4.5 of the Collaboration Agreement shall stand to be deleted and substituted with the following:

"Clause 4.5 The Parties agree that all the documents required to be executed with / issued to the allottees / prospective purchasers of the units during the entire process of allotment / transfer of the units / apartments in the Project including but not limited to application forms, provisional / final allotment letters, apartment / unit buyer agreements, sub-lease deeds, maintenance agreements, communications, demand notices, possession handover documents, tripartite loan documents etc. shall be drafted and finalized by the Developer. The Developer shall be free to solely and exclusively negotiate and give representations on behalf of Lotus and the Company with respect to clear title in respect of the Plot and FAR sanctioned and allocated on the Project. The Developer shall also be entitled to include all such representations made by the Company and Lotus to the Developer herein, as direct representations from the Company and Lotus to the allottees in the said agreements. The Developer shall have the right to finalize the terms of all such documents with the allottees / prospective purchasers of the units, to execute / issue the same and to receive the full and complete proceeds as per the terms herein. The Developer shall have the absolute authority to exercise full, free, uninterrupted, exclusive and irrevocable marketing, sale, transfer, allotment, renting or licensing in respect of the apartments / units and car parking spaces on the Plot by way of sale, allotment,

For Saha Estate Developers (p) Ltd.


Sign / Director


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lease or license or any other recognized manner of transfer, and have the sole authority to control and provide the pricing of the units in the Project and car parking spaces to be developed on the Plot

Provided that the Developer shall provide to the Company and Lotus, a draft of the representations & warranties being included in the customer documentation on behalf of the Company and/or Lotus, for approval by Company and Lotus, as the case may be, for their respective representations and warranties. The Company agrees to respond within 15 working days of receiving the same from the Developer, subject to Force Majeure event, failing which it shall be considered as a deemed consent on behalf of the Company and/or Lotus, as the case may be."

3.4 It is hereby agreed that after Clause 4.5 of the Collaboration Agreement, the following Clause shall stand be added:

"Clause 4.6 The Parties agree that the Developer shall have the exclusive right / entitlement of marketing the Project including the strategy adopted for sale of the units in the Project, fixation of price (which shall be not less than the minimum selling price as agreed between the Parties in the Business Plan), and the allotment, sale or adopt any other method of disposal, transfer or alienation of the units in the Project. The Parties agree that all decisions regarding the marketing, branding, pricing (which shall be not less than the minimum selling price as agreed between the Parties in the Business Plan), sales, product mix and all other decisions pertaining to the Project shall be taken by the Developer alone. It is agreed and understood that Lotus / Company shall not market and sell any part of the Project. The Project shall be promoted under the brand name of Developer and only the logos as nominated by the Developer shall appear in the marketing and sales documents. The Developer shall be entitled to launch and sell / transfer / lease the units in the Project in such phases as the Developer deems fit and appropriate in terms of the Business Plan. 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. The layout of the components of the advertisement / marketing materials etc. shall be in such formats as may be decided by the Developer. The Developer shall be entitled to select a Project name as deemed appropriate by it at its sole discretion."

For Saha Estate Developers (p) Ltd.

th. Sign / Director





4. Amendments to Clause 5 of the Collaboration Agreement

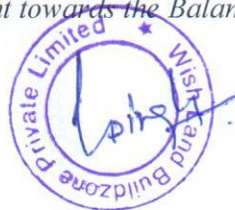
4.1 It is hereby agreed that the Total JDA Consideration as stated in Clause 5.1 of the Collaboration Agreement of an amount of Rs. 225,00,00,000 (Rupees Two Hundred and Twenty Five Crore) Plus GST shall stand to be reduced and replaced to Rs. 167,00,00,000 (Rupees One Hundred Sixty Seven Crores only) Plus GST and other applicable taxes. Out of this a sum of Rs. 30,00,00,000/- (Rupees Thirty Crores only) had already been paid. It is herein agreed that the Balance JDA Consideration at all places wherever mentioned in the Collaboration Agreement shall be deemed and considered as Rs. 137,00,00,000 (Rupees One Hundred Thirty Seven Crores only) Plus GST and other applicable taxes.

4.2 It is hereby agreed that Clause 5.1 (v) of the Collaboration Agreement shall stand deleted and replaced with the following;

“Clause 5.1 (v) - the balance amount of Total JDA Consideration i.e. Rs. 137,00,00,000 (Rupees One Hundred Thirty Seven Crores only) (“Balance JDA Consideration”) shall be paid by the Developer to the Company and/or its nominee within a period of 5 (five) years from the Launch Date subject to Permitted Extension with mutual consent of the Parties, if any. It is hereby mutually agreed that the pay out of the Company Allocation shall be 5% of the collected Gross Revenue till 31.12.2021 and with effect from 01.01.2022, the Company Allocation shall be at the agreed rate of 21% of the collected Gross Revenue. The same shall be paid directly to the Company and/or its nominee to the Wishland Account from the Master Collection Account in terms of Clause 8 of this Agreement. The Parties agree that the Company Allocation, as received in the Master Collection Account and payable by the Developer to the Company and/or its nominee in terms of this Agreement shall belong to the Company as the owner thereof and the Developer shall hold the same in trust and for the sole benefit of the Company till such time the same is transferred to the Wishland Account as designated from time to time. It is further agreed that and understood by the Developer that notwithstanding the time taken for completion of the Project the Balance JDA Consideration shall be paid by the Developer on or before the expiry of 5 (Five years) from the Launch Date subject to Permitted Extension with mutual consent of the Parties, if any. In the event the Balance JDA Consideration is not paid by the Developer on or before the aforementioned date, the time for payment being of essence, the Developer shall be liable to pay the Company all outstanding amounts towards Balance JDA Consideration together with interest at the rate of 24% per annum as liquidated damages from the due date till the time of all such payments are made. The Developer agrees and acknowledges that the liquidated damages specified herein are a genuine pre-estimate of the loss that the Company shall suffer on account of such delay in payment of the Balance JDA Consideration. For the avoidance of doubt it is clarified that the Company Allocation shall be paid by the Developer to the Company only upto the amount of Balance JDA Consideration. However, in case the Company Allocation is not sufficient to pay the Balance JDA Consideration, the Developer shall pay the balance amount towards the Balance JDA Consideration on

for Saha Estate Developers (p) Ltd.


Director





or before the expiry of the aforementioned period of 5 (five) years from the Launch Date subject to Permitted Extension with mutual consent of the Parties, if any as provided under this Agreement. .

5. **Amendments to Clause 8 of the Collaboration Agreement**

- 5.1 It is hereby agreed that the entire Clause 8 of "BANK ACCOUNT OPERATIONS" (i.e. Clause 8.1 to 8.7) of the Collaboration Agreement shall stand to be deleted and be substituted with the following:

"Clause 8-Bank Account Operations"

- 8.1 The Developer shall be entitled to operate and maintain such bank accounts for collection of revenue and expenditure towards the Project, as may be deemed fit by the Developer subject to compliance of RERA and provisions of the Collaboration Agreement read together with this Agreement. The bank account in which the Developer shall deposit the collection of the Gross Revenue shall be referred to as the "**Master Collection Account**", which shall have a standing instruction to transfer Company Allocation as per the clause 5.1 (v) above (less TDS, if applicable) of the collected Gross Revenue to the Wishland Account on daily basis at the end of every day. Such standing instructions shall be captured in the Escrow Agreement in line with ratio as specific in clause 5.1 (v) above. The Parties agree that the Company shall be a party in the Escrow Agreement to be signed for Master Collection Account. The standing instructions regarding transfer of Company Allocation from the Master Collection Account. shall be changed, if and only such change is required to honour the ratio set out in Clause 5.1(v) above upon receipt of a written request from the Company. The Developer and/or lender of the Developer shall also give necessary instruction to the account bank to implement such request made by the Company.
- 8.2 The Developer hereby undertakes that the Gross Revenue of the Project shall be exclusively deposited in the Master Collection Account only and the Developer will be liable to indemnify the Company and/or Lotus for any loss suffered by the Company and/or Lotus on account of failure of the Developer to deposit the Gross Revenue in the Master Collection Account.
- 8.3 The Developer hereby undertakes that the Master Collection Account (subject to the provisions of RERA) may be subject to lien or charge in favour of the Lender(s), except to the extent of the Company Allocation which will not be subject to any charge or lien.
- 8.4 The Developer shall provide the statement of bank accounts of the Project to the Company/ Lotus on monthly basis and as and when demanded by the Company/ Lotus.

for Saha Estate Developers (p) Ltd.



Sign / Director





- 8.5 If the Developer fails to comply with the provisions of this Clause 8-Bank Account Operations, the same shall constitute an event of default in terms of Clause 14.1(iii) of the Collaboration Agreement.

6. **Amendments to Clause 16 of the Collaboration Agreement**

- 6.1 It is hereby agreed that at the end of Clause 16.7 of the Collaboration Agreement the following shall stand to be added:

"The Developer shall be entitled to appoint development manager in respect of the Project to undertake and manage activities or appoint any other third-party providing services of a similar nature as deemed appropriate by the Developer. The Developer shall not be required to take any consent or approval from Lotus or the Company. The consideration or remuneration of the development manager or such third-party shall be as deemed appropriate by the Developer. The Developer shall further have the right to associate the brand name of the development manager or such third-party with the Project. The Developer shall have the right to use the brand name and logo of such development manager / third-party on all marketing collaterals, signboards, billboards, promotional materials, brochures, agreements and allotment documents.

Provided that the development manager or any other third party appointed/ to be appointed by the Developer for providing services of a similar nature shall always adhere the terms and conditions of this Collaboration Agreement. The rights and interest of the Company/ Lotus shall not be diluted in any manner pursuant to such appointment of the development manager or any third party. Further, the appointment of the development manager or any third party on such terms and conditions which are in contravention of the Collaboration Agreement will be void ab initio.

The Developer informed the Company that ATS Group (ATS Nirman Pvt. Ltd. or any other affiliate / group company) shall through its sister concern enter into an agreement with the Developer whereby ATS Group shall assist the Developer as a Project Management Consultant for sales, marketing, construction, development and CRM related activities of the Project in terms of the Business Plan attached herewith. The Developer shall provide a copy of this Agreement to the Company immediately upon the signing of the same. Further, the Developer and ATS Group undertake that if any time in future this agreement of the Developer with ATS Group needs to be terminated then the termination shall be pre-approved by the lenders of the Developer and prior intimation of 60 days shall be given to the Company and Lotus.

For Sana Estate Developers (p) Ltd.



Authorized Director





7. It is agreed between the Parties that this Agreement shall be effective upon completion of the following events without requiring any further action or documentation in this regard:
- (a) All overdue amount payable to the Authority as per the reschedulement letter as and when received by the Developer or the Company in relation to the Plot have been paid by the Developer; and
 - (b) A development manager / project management agreement between ATS Group and the Developer in accordance with Clause 16.7 of the Collaboration Agreement on such terms and conditions as agreeable between ATS Group and the Developer has been signed and has become effective.

The completion of above conditions shall be notified by the Developer to the Company in writing.

8. It is agreed that the Developer shall have an unconditional right, but not an obligation, to cure any of the defaults, obligations, representations or covenants of Lotus or the Company, at the cost and expenses of the Company. Provided, such cost that was to be borne by the Developer originally under this Agreement for such performance by Lotus / Company, then the same shall continue to be borne by the Developer, even if the Developer cure the same.
9. All waivers under this Agreement must be in writing, and failure at any time to require the other party's performance of any obligation under this Agreement shall not affect the right subsequently to require performance of that obligation. No waiver by a party of any breach of any provision of this Agreement or of a failure or failures by the other party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.
10. The recitals set forth at the beginning of this Collaboration Agreement are incorporated by reference and made a part of this Agreement. Furthermore, no modification of this Agreement shall be binding unless in writing and signed by each of the Parties hereto. In the event of any one or more of the provisions contained in this Agreement being waived, modified or altered, none of the other provisions hereof shall in any way be affected or impaired thereby. If any of the provisions of this Agreement become invalid, illegal or unenforceable in any respect under any applicable law, the validity, legality and unenforceability of the remaining provisions shall not in any way be affected or impaired. This Agreement and the Collaboration Agreement shall contain the entire Agreement between the Parties with respect to the subject matter hereof.

For Saha Estate Developers (p) Ltd.

Signature / Director





11. This Agreement is executed by the Parties in three (3) counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
12. All capitalized terms not defined herein shall have the meaning ascribed to them in the Collaboration Agreement.
13. That the parties to this Agreement have unconditionally agreed not to claim any kind of refund/adjustment of stamp duty which was paid on registered Collaboration Agreement Dated 25th September 2017.

(Signature page follows)



For Saha Estate Developers (p) Ltd.

Authorised Sign / Director





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 **SAHA ESTATE DEVELOPERS PRIVATE LIMITED**, duly represented through its authorized representative

Name: Aniel Kuumar Saha

Designation: Director

Pan number of SAHA ESTATE DEVELOPERS PRIVATE LIMITED:

For Saha Estate Developers (p) Ltd

Auth. Sign / Director

(Authorised representative of SAHA ESTATE DEVELOPERS PRIVATE LIMITED, duly authorized *vide* its board resolution dated 21st August 2020)

Signed and delivered for and on behalf of **WISHLAND BUILDZONE PRIVATE LIMITED**, duly represented through its authorized representative

Name: Gopal Singh

Designation: Director

Pan number of WISHLAND BUILDZONE PRIVATE LIMITED

(Authorised representative of WISHLAND BUILDZONE PRIVATE LIMITED, duly authorized *vide* its board resolution dated 21st August 2020)

Signed and delivered for and on behalf of the **LOTUS GREENS CONSTRUCTIONS PRIVATE LIMITED**, duly represented through its authorized representative

Name: Gopal Singh

Designation: Director

Pan number of LOTUS GREENS CONSTRUCTIONS PRIVATE LIMITED

(Authorised representative of LOTUS GREENS CONSTRUCTIONS PRIVATE LIMITED, duly authorized *vide* its board resolution dated 21st August 2020)



WITNESSES

1.

MR. MANISH KANT

S/O LATE SHYAM LAL

R/O G-79, SECTOR-20, NOIDA

DL NO. UP16-20100016550

MOBILE NO. 83760-61003

2.

MR. PRIYANK BHATTAR

S/O MR. PRADEEP MAHESHWARI

R/O 175-B, DDA FLATS, PASCHIM VIHAR EXTN.

PASCHIM VIHAR, DELHI.

AADHAAR NO. 4425-6717-1880

MOBILE NO. 85271-98837

For Saha Estate Developers (p) Ltd.

Auth. Sign / Director

DEVELOPER



COMPANY



LOTUS



DRAFTED BY

RAVI SHANKAR BHADAURIA (ADVOCATE).

CHAMBER NO. 27, SR OFFICE, SECTOR-33, NOIDA.

MOBILE NO. 85272-24955, 98186-88773.

आवेदन सं०: 202000743045973

बही संख्या 1 जिल्द संख्या 11531 के पृष्ठ 207 से 266 तक क्रमांक
3304 पर दिनांक 27/08/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

027/08/2020
वीरसेन

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

27/08/2020



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

अपनिबन्धक सदर द्वितीय गौतम बुद्ध नगर क्रम 2020147013517

आवेदन संख्या : 202000743045973

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-08-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम गोपाल सिंह

लेख का प्रकार पूरक लेखपत्र

प्रतिफल की धनराशि 0 / 0

1 . रजिस्ट्रीकरण शुल्क 100

2 . प्रतिलिपिकरण शुल्क 140

3 . निरीक्षण या तलाश शुल्क

4 . मुह्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 240

शुल्क बसूल करने का दिनांक 2020-08-27 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-08-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR-II
NOIDA (G.B. Nagar)