

पंजाब PUNJAB

AG 559074

SUPPLEMENTARY DEVELOPMENT AGREEMENT


This Supplementary Development Agreement "Agreement" is made and entered at Derabassi on this 18th day of October, 2019;

BETWEEN:

ATS INFRASTRUCTURE LIMITED., a company duly incorporated and registered under the provisions of the Indian Companies Act, 1956, having its registered office at 711/92, Deepali, Nehru Place, New Delhi – 110019 and Corporate Office at ATS TOWER, Plot No. 16, Sector- 135, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as "Owner No. 1" which expression shall means and includes its successors and permitted assigns) of the **FIRST PART**.

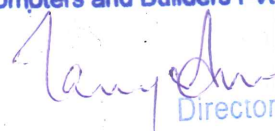
ATS PROMOTERS AND BUILDERS PVT. LTD., a company duly incorporated and registered under the provisions of the Indian Companies Act, 1956, having its registered office at 711/92, Deepali, Nehru Place, New Delhi – 110019 and Corporate Office at

For ATS INFRASTRUCTURE LIMITED

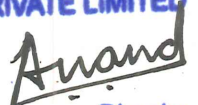

Authorised Signatory

For ATS Promoters and Builders Pvt. Ltd.

1


Director

For ATS ESTATES PRIVATE LIMITED


Director

ATS TOWER, Plot No. 16, Sector- 135, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as "**Owner No. 2**" which expression shall means and includes its successors and permitted assigns) of the **SECOND PART**.

AND

ATS ESTATE PVT. LTD., a company duly incorporated and registered under the provisions of the Indian Companies Act, 1956, having its registered office at 711/92, Deepali, Nehru Place, New Delhi – 110019 and Corporate Office at ATS TOWER, Plot No. 16, Sector- 135, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as "**Developer**" which expression shall means and includes its successors and permitted assigns) of the **THIRD PART**.

The Owner No. 1 and Owner No. 2 are collectively called the "**Owners**" and the Owners and the Developers are collectively called "**the Parties**" and individually "**the Party**".

- A. The Parties hereinabove have already entered into a Development Agreement dated 20.07.2007 ("**Development Agreement**") in respect of the land admeasuring 263 acres. The said Development Agreement was duly registered in the office of Sub-Registrar, Derabassi, SAS Nagar vide Document No.2903 dated 20.07.2007.
- B. The Owners on the basis of above referred Development Agreement grants to the Developer the development rights in respect of all that land admeasuring 263 acres in the aggregate and situate lying and being at village Derabassi & Madhopur, Tehsil Derabassi.
- C. The Owner No.1 is the absolute Owner of land measuring 19 Bigha 09 Biswa 18 Biswansi (4.0279 Acres) situated in Village Madhopur, Teh. Derabassi by virtue of registered Sale Deed bearing no.3221, 11640 and 5501 dated 19.07.2005, 15.12.2010 and 19.11.07 registered in the office of Sub-registrar, Derabassi, more specifically detailed in **Annexure-1** (hereinafter referred to as the "**Said Land**").
- D. The Owner No.1 intends to make the Said Land also part and parcel of the said Development Agreement.
- E. The Parties herein have now decided to amend the land schedule of the said Development Agreement and make the said Land part of the said Development Agreement.

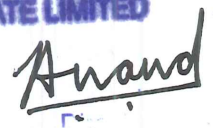
For ATS INFRASTRUCTURE LIMITED


Authorised Signatory

For ATS ESTATES PRIVATE LIMITED

For ATS Promoters and Builders Pvt. Ltd.


Director


Anand

Direct

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Owner no.1 hereby grants the Development Rights of the said Land to the Developer on the terms and conditions of the Development Agreement dated 20.07.2007.
2. This Agreement forms an integral part of the Development Agreement dated 20.07.2007 and shall be read in continuation of the said Development Agreement and the terms thereof shall remain the same except in so far they have been modified herein.
3. The parties categorically admit and acknowledge that they shall remain absolutely bound by the terms and conditions of the Development Agreement and this Agreement.
4. All other terms of the Development Agreement, except as modified under this Agreement, shall continue to be the same and would remain applicable on the Parties.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands this day, month and the year first herein above written in the presence of the following:

Witnesses:

1.

2.

Signed and delivered for and on behalf of

For ATS INFRASTRUCTURE LIMITED
ATS Infrastructure Limited


Name: Mr. Vipul Maheshwari
Designation: Authorised Signatory

ATS Promoter & Builders Private Limited
For ATS Promoters and Builders Pvt. Ltd.


Name: Mrs. Tanya Arora
Designation: Director

ATS Estates Private Limited
For ATS ESTATES PRIVATE LIMITED


Name: Mrs. Jyoti Anand
Designation: Director

Annexure-1

S. No.	Name of Seller	Reg. No	Reg. Date	Khewat / Khatoni No	Khasra No	Total Area in Registry		
						B	B	B
1	Jai Singh	3221	19-07-05	60/89	1149/246(3-4)	3	4	0
2	Mandip Kaur & Jaswant Kaur	11640	15-12-10	83/113 to 116/1	1058/131(1-10), 137/2min(3-19), 247(4-16), 251(4-0), 252(4-0), 255(4-0), 256(3-10), 1061/138/2(1-8), 300(3-10), 303(4-0), 304(4-0), 136(2-1), 135(1-7), 137/1(0-8), 1061/138/1(0-14), 1064/139(2-7), 248(2-16), 249(4-0), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 301(3-0), 302(3-8), 305(3-8)	7	15	8
3	Jasbir Singh	5501	19-11-07	35/55	1556/272/2(1-11), 1568/276/2(4-0), 1560/277/2(4-0), 1564/279/2(3-10)	8	10	10
						19	9	18
						4.0279		

For ATS INFRASTRUCTURE LIMITED

Authorised Signatory

For ATS Promoters and Builders Pvt. Ltd.

Director

For ATS ESTATES PRIVATE LIMITED

Director