



पंजाब PUNJAB

AF 604763

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P.O.
Punjab Real Estate Regulatory Authority

ADDENDUM TO THE

DEVELOPMENT MANAGEMENT CONTRACT

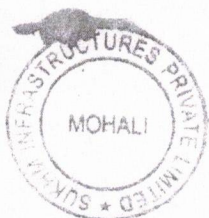
DATED 17TH DAY OF OCTOBER, 2017

This ADDENDUM to the Development Management Contract dated 17th day of October 2017 is made at Mohali on this 11th day of September, 2019 amongst:-

M/s Sukhm Infrastructures Private Limited (PAN No. AAJCS5706N) (CIN: U70100PB2005PTC029238) a private limited Company duly registered under the Companies Act 1956 having its Registered office at AEROPOLIS CITY (formerly known as Yellow Stone Landmark Infocity), Sector-66A Mohali (SAS Nagar) duly represented by its Director Sh. Tejinder Singh who has been authorised by Board of Directors in their meeting held on 10/09/2019 (Hereinafter referred to as "SIPL").

For Sukhm Infrastructures Private Limited

Signature
Director



For Aeropolis Infrastructure Pvt. Ltd

Signature

Director

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AND

M/s Aeropolis Infrastructure Private Limited (PAN No. AAACY3085A) (CIN: U45201CH2007PTC030891) (formerly known as Yellowstone Builders Private Limited) a private limited company duly registered under the Companies Act 1956 having its administrative office at AEROPOLIS CITY, Sector 66 A Mohali (SAS Nagar) duly represented by its Director Mrs. Paramjot Kaur who has been authorised by Board of Directors in their meeting held on 10/09/2019 (Hereinafter referred to as "AIPL").

A Development Management Contract was entered into between (1) Sukhm Infrastructures Private Limited; AND (2) Yellowstone Builders Private Limited on 17th day of October, 2017 to develop, manage, seek approvals, sanctions, licenses, NOC's, apply for and obtain connections, amenities, permissions from competent authority(ies), selling, marketing, receiving consideration for sale/lease etc of project properties. The same is now amended by this addendum for the reasons.

For Sukhm Infrastructures Private Limited

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Director



For Aeropolis Infrastructure Pvt. Ltd

Director

P.O.

Punjab Real Estate Regulatory Authority



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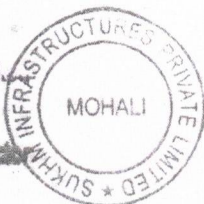
The ADDENDUM has now been necessitated for the following reasons:

- (1) AIPL has now informed SIPL that the name of the Company Yellowstone Builders Private Limited has now been changed to Aeropolis Infrastructure Private Limited and the amended Certificate of Incorporation was also issued by the Registrar of Companies, Chandigarh on 11/04/2018. (Copy enclosed)
- (2) Sukhm Infrastructures Private Limited (SIPL) has signed an agreement on 15th day of July, 2019 with the Governor of Punjab through the office of Chief Administrator, Punjab Urban Development Authority (PUDA) for additional area of 36 acres. THUS, increasing the project size to 161 acres against the earlier sanction of 125 acres.

NOW BOTH THE PARTIES HAVE AGREED TO PUT THEIR HANDS TOGETHER to agree to this ADDENDUM to Development Management Contract dated 17th day of October, 2017; as under: -

1. The name of the Company "Yellowstone Builders Private Limited" wherever so appearing in the Development Management Contract dated 17th Day of October, 2017, henceforth be read as "Aeropolis Infrastructure Private Limited".

For Sukhm Infrastructures Private Limited



For Aeropolis Infrastructure Pvt. Ltd

Pardeep Singh
Director

2. The project area of 125 acres, wherever so appearing in the Development Management Agreement dated 17th day of October 2017, henceforth be read as 161 acres in view of the agreement signed between the Company and the Governor of Punjab through The Chief Administrator, Punjab Urban Development Authority (PUDA) dated 15th July, 2019.

3. Clause No. 8 is added to Point 3- "CONSIDERATION AND OTHER RIGHTS AND OBLIGATIONS" to the Development Management Contract dated 17th October, 2017 to read as under:

"Aeropolis Infrastructure Private Limited shall pay Sukhm Infrastructures Private limited a sum of Rs. 3.00 Cr. (Rupees Three Crores Only), to be paid in 4 equal instalments at the end of the each Financial year. The first instalment shall be payable in the Month of March 2020. Further acknowledged that AIPL has paid certain amounts to Income Tax Department, which were due on part of SIPL; and all such considerations shall be considered as part of the consideration payable by AIPL to SIPL".

4. All the other terms and conditions of the Development Management Contract dated 17th day of October 2017, shall remain the same and binding on both the parties to this ADDENDUM.

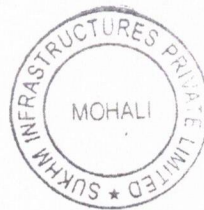
N WITNESS WHEREOF both the parties have set their hands on this deed at S.A.S Nagar on the day, month and year mentioned above in the presence of marginal witness.

WITNESS NO. 1

Satguru
#634/1664
Sukh

For Sukhm Infrastructures Private Limited

Tejinder Singh
Director
TEJINDER SINGH
DIRECTOR



WITNESS NO. 2

Randeep
M-888/1, Bmk Chd

FOR AEROPOLIS INFRASTRUCTURE PVT. LTD

For Aeropolis Infrastructure Pvt. Ltd.

Paramjot Kaur
Director
PARAMJOT KAUR
DIRECTOR