

AMENDMENT AGREEMENT TO JOINT DEVELOPMENT AGREEMENT

THIS Amendment Agreement ("Amendment Agreement") to the Joint Development Agreement dated 18th December, 2023 ("Joint Development Agreement") is executed at Gurugram on this 11th day of April, 2024;

BY & BETWEEN:

I. PARTIES

Mr. Maninder Singh (Pan No. EXHPS1605H & Aadhaar No. 8752-3964-4058)

S/o Sh. Ramesh Kumar

R/o Bichali Gali, Daultabad, Gurugram, Haryana-122006

And

Mr. Prem Singh (Pan No. HHQPS2707N & Aadhaar No. 2913-2998-0479)

S/o Sh. Rati Ram

R/o House No. 65, Vikas Nagar, Bhiwani, Haryana-127021

(hereinafter referred to as the "**Land Owners**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its subsidiaries, associate companies, related parties, successors, representatives and permitted assigns) of the **FIRST PART**;

AND

GGANBU LAND PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having corporate identification number U70109HR2021PTC100271 and having its registered office at H NO C 50 3RD Floor Sushant Lok 2 Gurugram Haryana 122011, acting through its authorised signatory, **Mr. Musolani**, duly authorized vide Board Resolution dated 17.11.2023, (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its subsidiaries, associate companies, related parties, successors, representatives and permitted assigns) of the **SECOND PART**.

The **Land Owners** and the **Developer** may hereinafter individually be referred to as the "**Party**" and collectively as the "**Parties**".

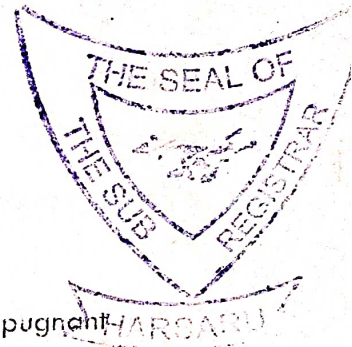
WHEREAS:

- A. The Land Owners and Developer had entered into a Joint Development Agreement for the purposes of development of a Commercial project ("**Project**") by the Developer on 2499.65 sqm (0.618 Acres) forming part of affordable residential plotted colony under Deen Dayal Jan Awas Yojna of Lic. No 33 of 2023 dated 16.02.2023 area 4.30625 acre addition in License No.108 of 2022 dated 05.08.2022 area 11.39375 acre, total area 15.70 acre in sector-93 Gurugram under the Master Plan of Gurgaon Manesar Urban Complex 2031(hereinafter referred to as the "**Project Land**")

Maninder Singh

Prem Singh

Musolani



प्रलेख नः538

दिनांक:18-04-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील हरसरु
गांव/शहर हुड्डा के सैक्टर

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0K2024D1339 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:115553962 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: ANUJ GUPTA ADV

Service Charge:200

यह प्रलेख आज दिनांक 18-04-2024 दिन गुरुवार समय 4:03:00 PM बजे श्री/श्रीमती /कुमारी

MANINDER SINGH पुत्र RAMESH KUMAR PREM SINGH पुत्र RATI RAM निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

Maninder Singh Prem Singh

हस्ताक्षर प्रस्तुतकर्ता
MANINDER SINGH PREM SINGH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GGANBU LAND PRIVATE LIMITED thru MUSOLANIOTHER हाजिर है । प्रतुत

प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी पिता निवासी व श्री/श्रीमती /कुमारी पिता

निवासी ने की ।

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



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

- IT IS AGREED AS FOLLOWS:

1.1. Definition and Construction

- ## 2. AMENDMENTS/ MODIFICATIONS TO THE JOINT DEVELOPMENT AGREEMENT

2.1. The clauses in Article 6 of the Agreement pertaining to the Developer's right to terminate the Agreement are hereby removed.

- "ARTICLE 6 - RESPONSIBILITY FOR DEFECTS IN TITLE

6.2 Should the Developer find any defect in the title of the Project Land prior to the launch of the Project, the Developer shall send a Notice of Defect to the Land Owners calling upon them to cure the notified defect in title. The Land Owners must rectify and cure the notified defect within 30 (thirty) days of receiving the notice.

Maninde Singh

From Right

MURKORA

Reg. No.

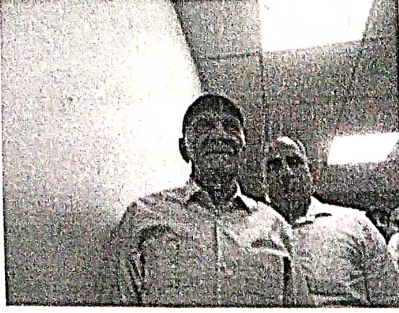
Reg. Year

Book No.

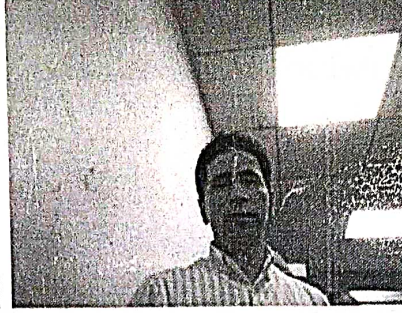
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2024-2025

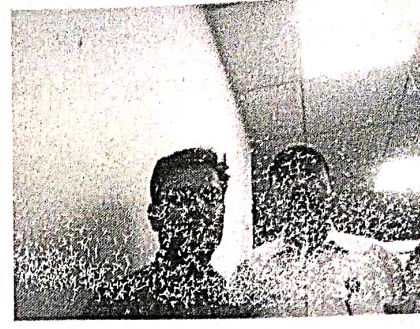
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पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी
हरसरु

पेशकर्ता :- MANINDER SINGH PREM SINGH Maninder Singh Prem Singh

दावेदार :- thru MUSOLANIOTHERGGANBU LAND PRIVATE
LIMITED Musolani

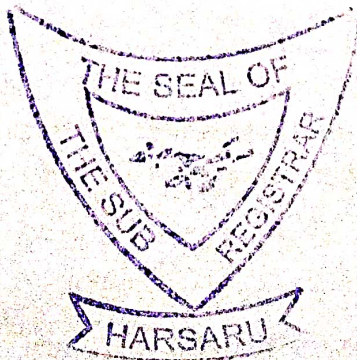
गवाह 1 :- MANOJ KUMAR M

गवाह 2 :- PAPPU Pappu

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 538 आज दिनांक 18-04-2024 को बही नं 1 जिल्द नं 77 के पृष्ठ नं 64.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1703 के पृष्ठ संख्या 87 से 89 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 18-04-2024



उप/सयुक्त पंजीयन अधिकारी हरसरु

6.4 In the event the defect in the title of the land is not curable within 30 (thirty) days so as to enable the Developer to commence or continue development on the Project Land or exercise its Developmental Rights, the Land Owners shall be liable to pay a lump sum amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) or Rs.1000/- per sq.ft of buildup area whichever is more, in the nature of liquidated damages to the Developer within 15 (fifteen) days of a demand being made by the Developer in that regard. It is agreed between the parties that the amount specified as liquidated damages herein is a genuine pre-estimate of the direct losses that would be incurred by the Developer in the event the title of the Land is found defective.

6.5 All costs and expenses incurred by the Developer in rectifying a title defect shall be reimbursed by the Land Owners, including interest at the rate of 12% per annum for the period starting from the date of such incurring such expenses and the date of reimbursement by the Land Owners."

- 2.3. All other terms and conditions contained in the Joint Development Agreement not amended otherwise under the terms of this Amendment Agreement shall continue to have full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date set forth above.

LANDOWNERS

Signed and delivered by

1. Mr. Maninder Singh (Pan No. EXHPS1605H & Aadhaar No. 8752-3964-4058) S/o Sh. Ramesh Kumar R/o Bichali Gali, Daultabad, Gurugram, Haryana-122006

SIGNATURE: *Maninder Singh*

2. Mr. Prem Singh (Pan No. HHQPS2707N & Aadhaar No. 2913-2998-0479) S/o Sh. Rati Ram R/o House No. 65, Vikas Nagar, Bhiwani, Haryana-127021

SIGNATURE: *Prem Singh*

WITNESSES

1.

Manoj Kumar
MANOJ KUMAR
Advocate
Distt. Court Gurugram

2.

Pappu
PAPPU
S/o GOPAL RAM
R/o Sheetla Colony, Gurugram

DEVELOPER

Signed and delivered by

GGANBU LAND PRIVATE LIMITED

Manoj Kumar
Authorized Signatory

Name: **Mr. Musolani**

Designation: Director

1350-4

Handwritten signature



MAHARAJA
S/O GOPAL RAM
R/o Sheela Colony, Gandhinagar