

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/06/2024

Certificate No. G0E2024F3200

GRN No. 117418226



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sungold heights And developers Llp

H.No/Floor : 609a

Sector/Ward : Na

LandMark : Block e international trade tower

City/Village : Nehru place

District : New delhi

State : Delhi

Phone: 98*****58



Buyer / Second Party Detail

Name : Signature Global India limited

H.No/Floor : 13/f

Sector/Ward : Na

LandMark : Dr gopal das bhawan

City/Village: Barakhamba

District : New delhi

State : Delhi

Phone : 92*****91

Purpose : TARTIMA

2586

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

[To be executed on a stamp paper of appropriate value]

ADDENDUM TO THE COLLABORATION AGREEMENT

This ADDENDUM AGREEMENT TO ~~COLLABORATION~~ AGREEMENT dated 03/08/2023 (hereinafter "Addendum Agreement") is made and executed at Gurugram on this 05th day of June 2024 ("Execution Date")

BY AND BETWEEN

M/s Sungold Heights And Developers LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008, having LLPIN AAH-2448 and PAN ADPFS4275H and its registered office situated at 609A 6th Floor Block E International Trade Tower, Nehru Place, South Delhi, New Delhi, Delhi, India, 110019, through its authorized signatory, Mr. Jiten Masand S/o Sh. Prem Chand Masand, (Aadhar No. 6771 9608 4657 & PAN AHJPM7839D) authorised vide resolution dated 05-06-2024 (hereinafter referred to as the "Owner", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its partners and respective representatives, administrators, legal heirs, executors, liquidator, successors and permitted assigns) of the FIRST PART.

AND

For Sungold Heights and Developers LLP

Jiten

Auth. Signatory

For Signature Global India Limited

[Signature]

Authorized Signatory

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील Manesar

गांव/शहर सिधरावली

धन संबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : G0E2024F3200

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:117420739

पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 05-06-2024 दिन बुधवार समय 3:52:00 PM बजे श्री/श्रीमती /कुमारी

SUNGOLD HEIGHTS AND DEVELOPERS LLP thru JITEN MASANDOTHER निवास NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)



हस्ताक्षर प्रस्तुतकर्ता

SUNGOLD HEIGHTS AND DEVELOPERS LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SIGNATUREGLOBAL INDIA LIMITED thru DHANANJAY

SHUKLAOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी

GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDE RAM

निवासी RAMPURA MANESAR 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 (Manesar)
Sub Registrar
Manesar (Gurgaon)



M/s Signature Global (India) Limited, a company incorporated under the Companies Act, 1956, having CIN: L70100DL2000PLC104787 and PAN AACCR3807M and having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001, through its authorized signatory Shri Dhananjay Shukla, S/o Sh. Gupteshwar Shukla, R/o Flat No-337, Block-B, Type A, Pocket-3, DDA Flat, Bindapur, Uttam Nagar, New Delhi-110059 (Aadhar no. 993773543638 / PAN No. AJRPS0223M) authorized vide Project Committee resolution dated 27/07/2023, (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its directors and respective representatives, administrators, legal heirs, executors, liquidator, successors and permitted assigns) of the **SECOND PART**;

The Owners and the Developer are hereinafter collectively referred to as the **"Parties"** and, individually, as a **"Party"**.

The **Recitals** hereunder forms an integral part of this Addendum Agreement.

WHEREAS:

- A. The Parties had entered into a Collaboration Agreement dated 03/08/2023, duly registered as document no. 4733 (referred to as the **"Principal Agreement"**), for the development of the Project (as defined in the Principal Agreement).
- B. The Parties have agreed to amend the terms of the Principal Agreement as per the terms and conditions of this Addendum Agreement to reduce the Said Land defined in Principle Agreement situated in Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana from 8.4821 acres to 7.2833 acres, due to following changes in the land holding owned by owner in revenue record, which are mentioned in the land schedule attached ("Schedule-1"):
 - a) In view of Taksim vide intkal no 4002 dated 05/10/2023, land falling in killa no 66//22 (8-0), 77//2 (8-0) & 9 (8-0), stands removed from land schedule of principal agreement, since the same has been ceased to be owned by owner.
 - b) In view of intkal no 3980 dated 05/05/2023, total area in khewat was inadvertently mentioned as 16K-0M, however total area of the khewat was 16-11 as per revenue records, which has now been corrected.
- C. The Parties agree that the provisions of the Addendum Agreement shall be effective from the Execution Date.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Addendum Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

1. AMENDMENT TO THE PRINCIPAL AGREEMENT AND APPLICATION BY REFERENCE

- 1.1 Recital defining "Said Land" shall stand deleted in its entirety and be replaced with the following:

"AND WHEREAS the Owner is the absolute and lawfully recorded owner and in physical possession of the Land admeasuring 7.2833 acres as per details provided in Schedule-I situated in Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana (**"Said Land"**)".

For Sungold Heights and Developers LLP



Auth. Signatory

For Signature Global (India) Limited



Authorized Signatory



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru JITEN MASANDOTHER SUNGOLD HEIGHTS AND DEVELOPERS
LLP *Jiten*

दावेदार :- thru DHANANJAY SHUKLAOTHERMS SIGNATUREGLOBAL INDIA
LIMITED *Dhananjay*

गवाह 1 :- SURENDER YADAV ADV *S*

गवाह 2 :- SANDEEP *S*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2586 आज दिनांक 05-06-2024 को बही नं 1 जिल्द नं 369 के पृष्ठ नं 134.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2988 के पृष्ठ संख्या 62 से 64 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 05-06-2024



Manesar
उप/संयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

- 1.2 Clause 1 shall stand deleted in its entirety and be replaced with the following:

“That the subject matter of this Collaboration Agreement between the Owner and the Developer is the land admeasuring **7.2833acres** as per details provided in **Schedule-I** situated in Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana(“**Said Land**”) to the present Agreement for utilizing the same for Development, construction, execution, marketing and completion of the said Project after obtaining applicable permissions/ License / CLU etc. required from the Competent Authority and getting the plans sanctioned/ approved from the concerned authorities. The Developer shall be responsible for incurring all cost (brokerages and commission etc.) for obtaining necessary permissions / approvals.”

- 1.3 After Clause 19, following clause shall be inserted as a new clause 19A:

“As mentioned in clause 1 of this Addendum Agreement, due to reduction in the area of the Said land, the Non-Refundable Security Deposit as mentioned above in clause 19 paid by the Developer to the Owner shall be read as Rs. 1,82,08,250/- (Rupees One Crore Eighty Two Lakhs Eight Thousand Two Hundred and Fifty Only) net of applicable TDS, and the excess amount of Non-Refundable Security Deposit paid, amounting to Rs. 29,97,000/- (Rupees Twenty Nine Lacs Ninety seven Thousand Only), net of applicable TDS shall be either refunded by the Owner within 60 days of execution of this addendum agreement or adjusted by the Owner in new Collaboration Agreement being executed between the parties.”

2. GENERAL

- 2.1 Capitalized terms used and not otherwise defined in this Addendum Agreement, unless the context, expressly or by necessary implication, requires otherwise, shall have the meanings set forth in the Principal Agreement.
- 2.2 Save and except the changes and modifications contained herein, all other clauses, terms and conditions of the Principal Agreement shall remain unchanged, valid and continue to be binding on the Parties and nothing contained herein shall change or alter in any manner whatsoever the validity, enforceability and interpretation of the Principal Agreement and the rights and obligations of the respective Parties shall be governed by the Principal Agreement and this Addendum Agreement read together. In case of any conflict between the terms of the Principal Agreement and the terms of the Addendum Agreement, the terms of the Addendum Agreement shall prevail in relation to the matters set out herein.

3. ENTIRE AGREEMENT

- 3.1 The Principal Agreement, read together with the Addendum Agreement, contains the entire agreement of the Parties hereto with respect to the transactions envisaged under the Principal Agreement, and this Addendum Agreement and the inter se rights and obligations of the Parties.

For Sungold Heights and Developers LLP


Auth. Signatory

For Signature Global (India) Limited


Authorized Signatory

IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON EXECUTION DATE IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Signed & Delivered by the within named OWNER:

For M/s Sungold Heights And Developers LLP

Sungold Heights and Developers LLP

Jiten

Auth. Signatory

Mr. Jiten Masand

Authorised signatory

Signed & Delivered by the within named DEVELOPER:

For SIGNATUREGLOBAL (INDIA) LIMITED

For SignatureGlobal (India) Limited

Dhananjay

Authorized Signatory

Dhananjay Shukla

Authorised Signatory

[Signature]

DRAFTED BY

As per Instruction Given
By Both Parties

SURENDER (ADVOCATE)

Distt. & Session Court, Girugram (Hr.)

Witnesses:

<p>Signature: <u><i>[Signature]</i></u></p> <p>Name: : <u>SURENDER</u></p> <p>S/o: <u>Advocate</u></p> <p>R/o: <u>Identify as per Id.</u></p> <p><u>Distt. & Session Court</u></p> <p><u>Girugram (Hr.)</u></p>	<p>Signature: <u><i>[Signature]</i></u></p> <p>Name: : <u>Sandeep</u></p> <p>S/o: <u>Hudrow</u></p> <p>R/o: <u>Col M</u></p>
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Schedule I

Details of the Said Land admeasuring 7.2833 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurugram

Sr. No.	Name of Owners	Total Area in Khe wat	share in khew at	Ka nal	Ma rla	Sar sai	Tot al area in Acr es	Khe wat No.	Khat a/ Khat uni No.	Must kil/ Killa No.	k	M	Sale Deed Registratio n No. & date	Enter mutation in the revenue records (No. & Date)
1	Sungol d	43-6	476/1 299	15	17	3	1.98 33	595	621	88//6/ 2	3	6	5800=14/0 9/2022	3914=28/0 9/2022
	Height s And Develo pers LLP									7	8	0	1250=3/5/2 023	
										8	8	0	Tabadala= 13-0	
										13	8	0		
										14	8	0		
										15	8	0		
		32-9	1/5	6	9	8	0.81 18	526	552	78//2 0/2	6	9	1250=3/5/2 023	3983=13/0 5/2023
										21	8	0	Tabadla=6- 9-8	
										89//1	8	0		
										10/1	3	2		
										10/2	4	1 8		
										11/1	2	0		
		6-15	Full	6	15	0	2.08 4	660	691	92//1 4/1	1	1 4	990=27/4/2 023	3979=05/0 5/2023
										93//1 5/3	2	0		
										16/1	3	1		
		72-5	101/7 35	9	18	5		484	507	79//7/ 1	6	8		
										8	8	0		
										9	8	0		
										10/1	6	1 5		

For Sungold Heights and Developers LLP

File
Auth. Signatory

For Signature Global (India) Limited

Shub
Authorized Signatory

Signed & Delivered by the within named OWNER:

For M/s Sungold Heights And Developers LLP

For Sungold Heights And Developers
[Signature]

Mr. Jiten Masand

Authorised signatory

Auth. Signatory

Signed & Delivered by the within named DEVELOPER:

For Signatureglobal (India) Limited

For SignatureGlobal (India) Limited

[Signature]

Dhananjay Shukla

Authorised Signatory

Authorized Signatory

[Signature]
DRAFTED BY
As per Instruction Given
By Both Parties
SURENDER (ADVOCATE)
City Court, Gurugram

Witnesses:

Signature: *[Signature]*

Name: SURENDER

S/o: Advocate

R/o: Identify as per Id.
Distt & Session Court,
Gurgaon (Hr.)

Signature: *[Signature]*

Name: Sandeep

S/o: Hudrow

R/o: Colt

