



Certificate No. G0E2024F3008

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 117415966



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 : GPA

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

ADDENDUM TO THE GENERAL POWER OF ATTORNEY DATED 03/08/2023

This ADDENDUM TO THE **GENERAL POWER OF ATTORNEY DATED 03/08/2023** (hereinafter "Addendum GPA") is made and executed at Gurugram on this 05th day of June 2024

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, New Delhi- 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 "Executant", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its partners and respective representatives, administrators, administrators, legal heirs, executors, liquidator, successors and permitted assigns) of the **FIRST PART**.

AND

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)

For Sungold Heights and Developers LLP

Page 1 of 6

Jiten
Auth. Signatory

For Signature Global (India) Limited

Authorized Signatory

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील Manesar
गांव/शहर सिधरावली

धन संबंधी विवरण

राशि 10 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0E2024F3008 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:117421262 पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 05-06-2024 दिन बुधवार समय 4:01:00 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)
Manesar (Gurgaon)

File

हस्ताक्षर प्रस्तुतकर्ता

SUNGOLD HEIGHTS AND DEVELOPERS LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SIGNATUREGLOBAL INDIA LIMITED thru DHANANJAY SHUKLAOTHER हाजिर है। प्रस्तुत 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)
Manesar (Gurgaon)

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 Executant 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 GPA.

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. That simultaneously Land owner had also given an general power of attorney in favour of Developer vide registered General Power of attorney bearing registered document no.115 Dated 03/08/2023 duly registered in the office of Sub Registrar, Tehsil Manesar, Gurugram. (hereinafter called as "Principal GPA"), As per the requirement of the Amendment to the Principal Agreement, the executants wish to make certain revisions to the General Power of Attorney dated 03/08/2023 to modify certain terms and conditions in the Principal GPA and accordingly, the executants are executing this Addendum GPA to reduce the same into writing.

NOW THEREFORE THIS ATTORNEY WITNESSES AS UNDER:

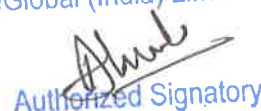
- I. That the executants do hereby amend the Principal GPA to the extent and manner herein after appearing effective from the execution of this Addendum GPA.
- II. Recital defining "Said Land" shall stand deleted in its entirety and be replaced with the following:
- The Executant is the absolute owner of a parcel of Land admeasuring **7.2833** acres as per details provided in Schedule-I situated in Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana ("**Said Land**")".
- III. That save and except the changes and modifications contained herein, all other clauses, terms and conditions of the Principal GPA shall remain unchanged, valid and continue to be binding on the executants and nothing contained herein shall change or alter in any manner whatsoever the validity, enforceability and interpretation of the Principal GPA. In case of any discrepancy between the Principal GPA and the Addendum GPA, the terms of the Addendum GPA shall prevail over the Principal GPA.

For Sungold Heights and Developers LLP



Auth. Signatory

For Signature Global (India) Limited



Authorized Signatory



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

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

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

गवाह 1 :- SURENDER YADAV ADV *Surender*

गवाह 2 :- SANDEEP *Sandeep*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 44 आज दिनांक 05-06-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 132 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 49 के पृष्ठ संख्या 50 से 52 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



उप/संयुक्त पंजीयन अधिकारी Manesar

Manesar
Sub Registrar
(Gurgaon)

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

M/s Sungold Heights and Developers LLP



Auth. Signatory

Mr. Jiten Masand

Authorised signatory

Signed & Delivered by the within named DEVELOPER:

For SIGNATUREGLOBAL (INDIA) LIMITED

For SignatureGlobal (India) Limited





Authorized Signatory

Dhnanjay Shukla

Authorised Signatory

S
DRAFTED BY
As per Instruction Given
By Both Parties
SURENDER (ADVOCATE)
Distt. & Session Court, Gurugram (Hr.)

Witnesses:

<p>Signature: </p> <p>Name: : <u>SURENDER</u></p> <p>S/o: <u>Advocate</u></p> <p>R/o: <u>Identity as per Id.</u></p> <p><i>Distt. & Session Court, Gurugram (Hr.)</i></p>	<p>Signature: </p> <p>Name: : <u>Sandeep</u></p> <p>S/o: <u>Kudernu</u></p> <p>R/o: <u>Gala 4</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 Owner s	Total Area in Khe wat	share in khe wat	Ka nal	Ma rta	Sar sai	Total area in Ac res	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	Sungold	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
	Heights And Developers 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		

Sungold Heights and Developers LLP

[Signature]

Auth. Signatory

For Signature Global (India) Limited

[Signature]

Authorized Signatory

Signed & Delivered by the within named OWNER:

For M/s Sungold Heights And Developers LLP

For Sungold Heights and Developers LLP



Mr. Jiten Masand

Auth. Signatory

Authorised signatory

Signed & Delivered by the within named DEVELOPER:

For Signatureglobal (India) Limited

For SignatureGlobal (India) Limited



Authorized Signatory

Dhananjay Shukla

Authorised Signatory

DRAFTED BY

As per Instruction Given
By Both Parties

SURENDER (ADVOCATE)

Distt. & Session Court, Gurugram

Witnesses:

Signature: _____

Name: _____

S/o: _____

R/o: _____

SURENDER

Advocate

Identify as per Id.
Distt. & Session Court,
Gurugram (Hr.)

Signature: _____

Name: Sandeep

S/o: Muskan

R/o: Advocate

Identify as per Id.

Distt. & Session Court,
Gurugram (Hr.)

