Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 05/06/2024

Certificate No. G0E2024F2953

GRN No. 117416094

Stamp Duty Paid : ₹ 1000
(Rs. Thousand 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 : GPA

43

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 SPECIAL POWER OF ATTORNEY DATED 25/03/2022

This ADDENDUM AGREEMENT TO THE **SPECIAL POWER OF ATTORNEY DATED 25/03/2022** (hereinafter "Addendum **SPA**") 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. Guptashwar Shukla (Aadhar no. 9937 7354 3638) authorized vide Project

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

प्रलेख न:43

दिनांक:05-06-2024

डीड सबंधी विवरण

डीड का नाम GPA

तहसील/सब-तहसील Manesar

गांव/शहर सिधरावली

धन सबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : g0e202412953

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:117421097

पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 05-06-2024 दिन बुधवार समय 3:59:00 PM बजे श्री/श्रीमती /कुमारी SUNGOLD HEIGHTS AND DEVELOPERS LLPthru JITEN MASANDOTHER निवासी NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त 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 पक्षो की पहचान श्री/श्रीमती /कुमारीSURENDER 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 मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(Manesar)

Sub Registrar
Manesar (Gurgaon)

Committee resolution dated 28/05/2024, (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 SPA.

WHEREAS:

A. The Parties had entered into a Collaboration Agreement dated 25/03/2022, duly registered as document no. 12489 (referred to as the "**Principal Agreement**"), for the development of the Project (*as defined in the Principal Agreement*).

B. That simultaneouslyLand owner had also given a specialpower of attorney in favour of Developer vide registeredSpecial Power of attorney bearing registered document no.219Dated 25/03/2022duly registered in the office of Sub Registrar, Tehsil Manesar, Gurugram. (hereinafter called as "Principal SPA"), As per the requirement of theAmendment to the Principal Agreement, the executantswish to make certain revisions to the Special Power of Attorney dated 25/03/2022to modify certain terms and conditions in the Principal SPAand accordingly, the executants are executing this Addendum SPA to reduce the same into writing.

NOW THEREFORE THIS ATTORNEY WITNESSES AS UNDER:

I. That the executants do hereby amend the PrincipalSPA to the extent and manner herein after appearing effective from the execution of this Addendum SPA.

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 **139.95** 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 SPA 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 SPA.In case of any discrepancy between the Principal SPAand the Addendum SPA, the terms of the Addendum SPA shall prevail over the Principal SPA.

For SignatureGlobal (India) Limited

Authorized Signatory

For Sunrgold Homes and Developers LLP

Auth. Signatory

Reg. No.	Reg. Year	Book No.
43	2024-2025	4

पेशकर्ता

प्राधिकत

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru JITEN MASANDOTHER SUNGOLD HEIGHTS AND DEVELOPERS LLP

प्राधिकत :- thru DHANANJAY SHUKLAOTHERMS SIGNATUREGLOBAL INDIA LIMITED

गवाह 1 :- SURENDER YADAVADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 43 आज दिनांक 05-06-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 131.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 49 के पृष्ठ संख्या 47 से 49 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 05-06-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (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

For Sungold Heights and Developers LLP

Auth. Signatory

Authorised signatory

Signed & Delivered by the within named DEVELOPER:

For SIGNATUREGLOBAL (INDIA) LIMITED

For SignatureGlobal (India) Limited

Authorized Signatory

Shri Dhananjay Shukla
Authorised Signatory

DRAFTED BY:
As per instruction given
By Both Parties
SURENDER (ADVOCATE)
Distt. Court, Gurugram (Hr.)

Witnesses:

Signature: SURENDER **Name: :** Advocate **S/o:** Identify as per Id. **R/o:** Distt. & Session Court, Gurugram (Hr.)	**Signature:** **Name: :** Sandeep **S/o:** Hudson **R/o:** Gdm.

THE BANK OF
MALAWI

Schedule I

Details of the Said Land admeasuring 139.95 acres situated in Village Sidhrawali, Tehsil Manesar, Gurugram.

Sr. No.	Name of Owners	Total Area in Khewat	share in khewat	Kanal	Marla	Sarsai	Total area in Acres	Khewat No.	Khata/ Khatuni No.	Mustkil/ Killa No.	k	M	Sale Deed Registration No. & date	Enter mutation in the revenue records (No. & Date)
1	Sungold Heights And Developers LLP	72-14	Full	72	14	0	9.0875	104	111	67//17	8	0	1829=30/06/2021	3842=23/7/2021
										23/3	0	4		
								264	274	56//15	8	0		
										57//11	8	0		
										12/1	0	2		
								266	276	66//1	8	0		
										10	8	0		
										11	8	0		
										20	8	0		
										67//5	7	4		
										6	7	12		
										15/3	1	12		
		72-5	139/735	13	13	0	1.706	484	507	79//7/1	6	8	1830=30/06/2021	3843=23/7/2021
										8	8	0		
										9	8	0		
										10/1	6	15		
										11	7	5		
										12/1	1	3		
										12/2	7	3		
										13	8	0		
										14	8	0		
										15	8	0		
										20/1	3	11		

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

MANEGARR

		109-1	Full	109	1	0	13.63125	659	690	89//11/2	6	0	2402=20/7/2021	3845=23/7/2021
										16	7	12	20273=28/3/2024	4029=15/4/2024
										17	8	0		
										18	8	0		
										19/1	0	7		
										19/3	4	3		
										20/1	7	9		
										21/1	2	14		
										21/3	0	5		
										22/2	7	8		
										23	8	0		
										24	8	0		
										25	7	11		
										98//2	5	17		
										3	8	0		
										4	8	0		
										5	7	12		
										7/2	0	10		
										8	3	13		
		131-13	full	131	13	0	16.45625	480	503	65//21/2	7	19	2403=20/07/2021	3846=23/07/2021
										22	8	0	3918=22/11/2022 Taksim	
										23	8	0		
										24	8	0		
										78//1	8	0		
										2	8	0		
										3	8	0		
										4/1	7	0		
										6/3	0	2		
										7/2	2	0		
										8	8	0		
										9	8	0		

For Sunguid Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

REGISTRAR
MANESAR

										10	8	0		
										11	8	0		
										12	8	0		
										13	8	0		
										14/1/1	2	3		
										15/3	2	18		
										18/1	4	0		
										19	8	0		
										20/1	1	11		
											129	53		
		1-12	2/9	0	7	0	0.04375	481	504	65//19/1	1	12	2403=20/07/2021	3846=23/07/2021
		16-0	2/3	10	13	0	1.33125	166	145/2	89//14	8	0	2405=20/07/2021	3847=23/07/2021
										15	8	0		
		24-0	1/2	12	0	0	1.5	555	581	88//16	8	0		
										17	8	0		
										18	8	0		
		16-0	2/7	4	11.5		4.95625	259	269	56//16	8	0	2406=20/7/2021	3848=23/7/2021
										25	8	0	989=27/4/2023	3978=05/05/2023
		11-0	2/7	3	3			263	273	57//20	8	0		
										21/1	3	0		
		19-4	full	19	4	0		467	490	66//22	8	0	Taksim	4002=05/10/23
										77//2/1	7	6	Taksim	4002=05/10/23
										9/2	3	18	Taksim	4002=05/10/23
		73-9	1/6	12	5			514	538	77//3/3	0	18		
										4/3	0	18		
										5/2/3	0	17		
										6	7	12		
										7	8	0		
										8	8	0		
										13	8	0		

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

										14	8	0		
										15	7	12		
										16	7	12		
										17	8	0		
										18	8	0		
		0-19	1/2	0	9.5			279	289	67//15/1	0	19		
		86-9	Full	86	9		10.80625	515	539	76//8/3/2	0	13	2683=30/7/2021	3857=31/8/2021
										11	8	0	18669=26/2/2024	4031=15/4/2024
										12	8	0		
										18	8	0		
									540	75//16	8	0		
										76//21/2	5	16		
										22	8	0		
										23	8	0		
									541	75//17	8	0		
										76//13	8	0		
										19	8	0		
										20	8	0		
		24-11	Full	24	11	0	3.06875	115	122	75//8/2	4	18	2684=30/07/2021	3863=31/8/2021
										13	8	0		
								280	290	1/2/2/2/2	0	2		
										2/2/2/2	3	11		
								115	122	7/1	2	18		
										7/2	5	2		
		112-15	Full	32	11	0	14.09375	104	111	67//24/1	7	18	2685=30/07/2021	3858=31/8/2021
										25	8	0		
										75//4/3	1	4		
										5/3	2	3		
										76//1/4	3	11		
										2/2	1	5		

For Surgeto Heights and Developers LLP

Authorized Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

THE SEAL OF
REGISTRAR
MANESAR

										4/2	2	10		
										5/1	6	0		
				56	4	0		661	692	75//24	8	0		
										25	8	0		
										76//21/1	2	4		
										92//3/2	2	0		
										3/3	0	12		
										4	8	0		
										5	8	0		
										6	8	0		
										7	8	0		
										8/1	3	8		
				24	0	0		115	122	75//6	8	0		
										14	8	0		
										15	8	0		
		99-14	Full	73	5	0	12.4625	658	689	77//23	8	0	2686=30/7/2021	3859=31/8/2021
										24	8	0		
										25	7	12		
										90//3	8	0		
										4	8	0		
										5	7	12		
										6/1	4	4		
										6/2	3	8		
										7	8	0		
										9/2	0	4		
										9/3	5	3		
										12	5	2		
				18	5	0		202	212	76//6	8	0		
										7	8	0		
										8/1/1	2	5	18669=26/2/2024	4031=15/4/2024
				8	4	0		278	288	76//9/1/2	0	4	18669=26/2/2025	4031=15/4/2024
										10	8	0		

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

THE SEAL OF
THE BAR OF MANESAR
MANESAR

		117-16	Full	26	0	0	14.725	527	553	90//8	8	0	2687=30/7/2021	3860=31/8/2021
										13	10	0		
										14	8	0		
				91	16	0		663	694	76//25/1/2	0	4		
										25/2	4	0		
										77//19	8	0		
										20	8	0		
										21	8	0		
										22	8	0		
										90//1	8	0		
										2	8	0		
										9/1	1	7		
										9/4	1	6		
										10	8	16		
										91//4	8	0		
										5/2	7	12		
										6	5	9		
										7	7	2		
		74-11	Full	74	11	0	9.31875	657	687	91//1	8	0	2688=30/7/2021	3861=31/8/2021
										2	8	0		
										3	8	0		
										8	8	0		
										9	8	0		
										10	8	0		
										11	7	18		
										12	9	18		
										13	8	15		
		40-16	Full	19	14	0	5.1	344	358	74//15/3/2/2	0	16	2689=30/7/2021	3862=31/8/2021
										16/2/2/1/2	0	2		
										75//11/2/2	7	9		

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

THE SPIRIT OF
MANESAR

										12/2	5	11		
										19/1	2	18		
										20/1	2	18		
				21	2	0		660	691	75//9	8	0		
										12/1	2	9		
										3	7	11		
										8/1	3	2		
		173-6	Full	51	3	0	21.6625	657	687	76//5/2	2	0	2690=30/7/2021	3864=31/8/2021
										14	8	0		
									688	15	8	0		
									688	16	8	0		
									687	17	8	0		
									687	24	8	0		
									688	25/1/1	3	16		
										92//15	5	7		
				27	6	0		344	358	75//18	8	0		
										23	8	0		
										92//2/2	5	18		
										3/1	5	8		
				70	17	0		660	691	92//9/2	7	12		
										12/1	7	12		
										19/2	3	4		
										20/1	7	10		
										77//11	8	0		
										12	8	0		
										92//8/2	4	12		
										9/1	0	8		
										12/2	0	8		
										13	8	0		
										18	6	0		
										19/1	4	16		
										22	4	15		
				24	0	0		465	488	66//21	8	0		

For Sungold Heights and Developers LLP

Auth. Signatory

For SignatureGlobal (India) Limited

Authorized Signatory

THE SEAL OF

MANESAR

										77//1	8	0		
										10	8	0		
								Total=1119-12 (139.95 acres)						

Signed & Delivered by the within named OWNER:

For M/s Sungold Heights And Developers LLP

For Sungold Heights and Developers LLP

Auth. Signatory

Authorised signatory

Signed & Delivered by the within named DEVELOPER:

For SIGNATUREGLOBAL (INDIA) LIMITED

For SignatureGlobal (India) Limited

Authorized Signatory

Shri Dhananjay Shukla

Authorised Signatory

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

Witnesses:

Signature: _____ **Name:** SURENDER **S/o:** Advocate **R/o:** Identify as per Id. Distt. & Session Court Gurugram (Hr.)	**Signature:** _____ **Name:** Sandeep **S/o:** Hudesram **R/o:** GGM.

THE SEAL OF

MANESAR

M. RESAR