



Certificate No. G0F2024F3740

GRN No. 117480635

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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ram Kumar

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Sikanderpur badha

City/Village : Sikanderpur

District : Gurugram

State : Haryana

Phone: 89*****06

Others : Etc

**Buyer / Second Party Detail**

Name : Forever Buildtech PvtLtd

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : 13th floor dr gopal das bhawan

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 98*****01

Purpose : SECOND ADDENDUM TO THE DEVELOPMENT COLLABORATION AGREEMENT

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>
**SECOND ADDENDUM TO THE DEVELOPMENT/COLLABORATION AGREEMENT DATED
21/03/2022**

This SECOND ADDENDUM AGREEMENT TO THE DEVELOPMENT/COLLABORATION AGREEMENT dated 21/03/2022 (hereinafter referred to as "SecondAddendum Agreement") is made and executed at Harsaru on this 07th day of June, 2024

BY AND BETWEEN

(1). **Ram Kumar alias Ram Kavar** S/o Shauram S/o Pat Ram R/o Sikanderpur Badha, Tehsil- Manesar and Distt. Gurugram (Aadhar No. 3097 0535 7546/PAN No. BRYPK7250A) hereinafter referred to as "Owner 1" & (2). **Jagdish Yadav** S/o Balbir Singh S/o Sheo Ram R/o 128, Sikanderpur Badha, Tehsil- Manesar and Distt. Gurugram (Aadhar No. 2993 6402 1519/PAN No. AETPY7506E) hereinafter referred to as "Owner 2", (3). **Naresh Kumar** S/o Balbir Singh S/o Sheo Ram, R/o Sikanderpur Badha, Sector 84 Tehsil- Manesar and Distt. Gurugram (Aadhar No. 9413 0975 0189/PAN No. BDVPK6992E), hereinafter referred to as "Owner 3" (4) **Mukesh Kumar Yadav**, S/o Balbir Singh, S/o Sheo Ram, R/o Sikanderpur Badha, Tehsil- Manesar and Distt. Gurugram (Aadhar No. 4199 8590 3627/PAN No. AELPY6392Q) hereinafter referred to as "Owner 4" (5) **Raj Kumar** S/o Balbir Singh S/o Sheo Ram, R/o 11 Sikanderpur Badha, Tehsil- Manesar and Distt. Gurugram (Aadhar No. 7016 3991 5069/ PAN No. CBGPK9192N) hereinafter referred to as "Owner 5" (6)

Ram Kumar
Jagdish
Naresh
Mukesh
Raj Kumar

For FOREVER BUILDTECH PVT. LTD.

Director/Authorised Signatory

प्रलेख न:3521

दिनांक:07-06-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA

तहसील/सब-तहसील हरसरु

गांव/शहर हयातपुर

धन संबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : G0F2024F3740

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:116335293

पेस्टिंग शुल्क 3 रुपये

Drafted By: NAVEEN KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 07-06-2024 दिन शुक्रवार समय 3:58:00 PM बजे श्री/श्रीमती /कुमारी

RAM KUMAR ALIAS RAM KAWAR पुत्र SHAURAM JAGDISH YADAV पुत्र BALBIR SINGH NARESH KUMAR पुत्र
BALBIR SINGH MUKESH KUMAR पुत्र BALBIR SINGH RAJ KUMAR पुत्र BALBIR SINGH RAKESH KUMAR पुत्र
BALBIR SINGH निवास SIKENDERPUR BADHA द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता

RAM KUMAR ALIAS RAM KAWAR JAGDISH YADAV NARESH KUMAR MUKESH KUMAR RAJ KUMAR
RAKESH KUMAR

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी FOREVER BUILDTECH PVT LTD 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 NAVEEN KUMAR पिता . निवासी ADV
GURUGRAM व श्री/श्रीमती /कुमारी DEEPAK पिता .

निवासी ADV GURUGRAM ने की ।

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

Rakesh Kumar S/o Balbir Singh S/o Sheo Ram R/o Sikanderpur Badha, Tehsil- Manesar and Distt. Gurugram (Aadhar No. 7022 7201 6581/ PAN No. BNXPk7825C) hereinafter referred to as "Owner 6" (hereinafter jointly referred to as "Owners") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, representatives and successors of the **FIRST PART**;

AND

M/sForever Buildtech Private Limited (CIN-U70109DL2012PTC241744& PANAACCF0381L) a company incorporated under the Companies Act, 1956, having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi 110001, through its Authorised 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 AJRPS0223M) duly authorized by board resolution dated 18.03.2024(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, 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 Schedule to the present Agreement and the **Recitals** here-in-under are an integral part of this Agreement.

WHEREAS:

- A. The Parties to this Second Addendum Agreement have entered into a Development/ Collaboration Agreement dated 21/03/2022, duly registered as document no. 10330 (referred to as the "**Principal Agreement**") for the development of the "**Said Land**" (as defined in the Principal Agreement) and Addendum to the Development/Collaboration Agreement dated 24/08/2023 duly registered as document no. 4519 (referred to as the "**First Addendum Agreement**") to revise certain terms of Principal Agreement as set out there under.
- B. That the Parties wish to make further revisions to the Principal Agreement to modify certain terms and conditions in the Principal Agreement and accordingly, the Parties are entering into this Second Addendum Agreement to reduce the same into writing.

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

- I. That the parties do hereby amend the Principal Agreement to the extent and manner herein after appearing effective from the execution of this Second Addendum Agreement.

Ram Kumar

Shri Dhananjay Shukla
Rakesh Kumar



पेशकर्ता



दावेदार



गवाह

Ram Kumar
Ram Kumar
Jagdish
Nareesh

पेशकर्ता :- RAM KUMAR ALIAS RAM KAWAR JAGDISH YADAV NARESH KUMAR
 MUKESH KUMAR RAJ KUMAR RAKESH KUMAR

दावेदार :- thru DHANANJAY SHUKLAOTHERFOREVER BUILDTECH PVT
 LTD

गवाह 1 :- NAVEEN KUMAR

गवाह 2 :- DEEPAK



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3521 आज दिनांक 07-06-2024 को बही नं 1 जिल्द नं 81 के पृष्ठ नं 10.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1798 के पृष्ठ संख्या 50 से 54 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 07-06-2024

उप/सयुक्त पंजीयन अधिकारी हरसरु

II. That on account of the overall arrangement and understanding amongst the Parties to the Principal Agreement, the Parties have arrived at a revised/ modified understanding and agreement with regard to following clause of the Principal Agreement.

(A) That in CLAUSE 14 of the Principal Agreement, after the table the following shall be added:

"The payment of remaining 50% i.e. Rs. 1,75,78,125/- (Rupees One Crore Seventy Five Lakh Seventy Eight Thousand One Hundred Twenty Five only) shall be recorded by the parties as Schedule-A, which on execution shall become an integral part of the agreement".

(B) That CLAUSE 21 of the Principal Agreement shall be amended to be read as:

"21. That the Developer and the Owners shall be entitled to retain or let out or sell the plotted / un built / super built up area, built up area common space of their respective shares to any party either in whole or in parts after procuring of License by the Developer. It is clarified that the Developer shall be allowed to sell its respective share post procuring all the approvals including Building Plans Approval and RERA registration and allocation of Owners' share in the said project. The saleable area includes any permissible area. Both the parties shall be entitled to enter into any Agreement to sell / lease / rent or to dispose off their share in any manner to receive the payments and to execute the necessary documents in favour of such purchasers or lessee. The Owners shall also join hands in executing the documents in favour of such purchaser and do all other acts, deeds and things which may be required to be done in order to confer legal and perfect title in favour of such purchaser / lessee and all receipts shall be issued for and on behalf of the owners and developer conclusively thereby binding upon both the parties for booking or any sale / transfer / lease executed by the Developer in respect to the built up area or non-built up area of its respective share to any party."

III. That save and except the changes and modifications contained herein, all other clauses, terms and conditions of the Principal Agreement and first addendum 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 first addendum agreement and the rights and obligations of the respective Parties shall be governed by the Principal Agreement, first addendum agreement and this Second Addendum Agreement read together. In case of any discrepancy between the Principal Agreement, first addendum agreement and the Second Addendum Agreement, the terms of the Second Addendum Agreement shall prevail over the Principal Agreement and first addendum agreement.

Ram Kumar

Madan

Narash

Mugals

Raj Kumar

For FOREVER BUILDTECH PVT. LTD.

Director/Authorised Signatory



IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE DAY, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Signed & Delivered by the within named OWNERS:

Ram Kumar
Jyoti
Naveen Kumar
Raj Kumar

Signed & Delivered by the within named DEVELOPER:
For FOREVER BUILDTECH PRIVATE LIMITED



For FOREVER BUILDTECH PVT. LTD.

Director/Authorised Signatory

Authorised Signatory

Drafted By
NAVEEN KUMAR (Advocate)
Distt. Court Gurugram
As per both parties instructions
27/6/24

Witnesses:

<p>Signature:  Name: NAVEEN KUMAR S/o: Advocate R/o: Distt. Court Gurugram</p>	<p>Signature:  Name: Deepak Kumar S/o: Advocate R/o: Distt. Court. Gurugram</p>
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Schedule-A

Non-refundable security deposit of remaining 50% i.e. Rs. 1,75,78,125/- (Rupees One Crore Seventy Five Lakh Seventy Eight Thousand One Hundred Twenty Five only)

Sr. No.	Date	Cheque/UTR No. & Bank	In favor of	Gross Amount	TDS	NetAmount
1	09/04/2024	Cheque no. 282953 & Yes Bank Ltd, Janpath Branch	Ram Kavar	8,789,063	878,907	7,910,156
2	09/04/2024	Cheque no. 282954 & Yes Bank Ltd, Janpath Branch	Jagdish Yadav	1,757,812	175,781	1,582,031
3	09/04/2024	Cheque no. 282960 & Yes Bank Ltd, Janpath Branch	Naresh Kumar	1,757,812	175,781	1,582,031
4	09/04/2024	Cheque no. 282959 & Yes Bank Ltd, Janpath Branch	Mukesh Kumar Yadav	1,757,813	175,782	1,582,031
5	09/04/2024	Cheque no. 282957 & Yes Bank Ltd, Janpath Branch	Raj Kumar	1,757,812	175,781	1,582,031
6	09/04/2024	Cheque no. 282958 & Yes Bank Ltd, Janpath Branch	Rakesh Kumar	1,757,813	175,782	1,582,031
				17,578,125	1,757,814	15,820,311

Ram Kumar
Yadav
Naresh Kumar
Raj Kumar
Rakesh Kumar

For FOREVER BUILDTECH PVT. LTD.

Director/Authorised Signatory



IN THE WITNESSES WHEREOF, THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENT ON THE DAY, MONTH AND YEAR WRITTEN BELOW IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Signed & Delivered by the within named OWNERS:

Ram Kumar
Jagdeep
Naresh
Myde
Raj Kumar
Raj

Signed & Delivered by the within named DEVELOPER:

For FOREVER BUILDTECH PRIVATE LIMITED

For FOREVER BUILDTECH PVT. LTD.


Director/Authorised Signatory

Authorised Signatory

Drafted By
NAVEEN KUMAR (Advocate)
Distt. Court Gurugram
As per both parties instructions
07/06/24

Witnesses:

Signature: 
Name: NAVEEN KUMAR
S/o: Advocate
R/o: Distt. Court Gurugram

Signature: 
Name: Deepak Kumar
S/o: Advocate
R/o: Distt. Court. Gurugram

