

9th October, 2026

To,
The National Stock Exchange
Exchange Plaza, Bandra-Kurla Complex,
Bandra(East), Mumbai-400051, India

Dear Sir/Madam,

Re: (ISIN: INE1BEC08019) Submission of addendum to the key information document dated: December 19, 2025 and addendum to key information document dated: March, 16, 2026 (collectively "Key Information Document") with respect to the issue and allotment of unsecured/secured, rated, listed, redeemable, non-convertible debentures of the aggregate nominal value of INR 440,00,00,000 (Indian Rupees Four Hundred and Forty Crores only) ("Debentures") issued by Gaursons India Private Limited ("Company" or "Issuer").

Please find enclosed herewith a copy of the addendum to the Key Information Document for the private placement of 44,000 (Forty Four Thousand) secured / unsecured, rated, listed, redeemable, non-convertible debentures each having a face value of INR 1, 00,000/- (Indian Rupees One Lakh only) of the aggregate nominal value of INR 440,00,00,000/- (Indian Rupees Four Hundred and Forty Crores only), issued and allotted by the Company.

Pursuant to the terms of the Key Information Document read together with the terms of the Debenture Trust Deed dated December 24, 2025 entered into between the Company, Golf Horizon LLP and Catalyst Trusteeship Limited (in its capacity as debenture trustee and acting on behalf of the Debenture Holder(s) ("**Debenture Trustee**") (hereinafter referred to as the "**Original Debenture Trust Deed**"), amendment deed to the Original Debenture Trust Deed dated March 16, 2026 entered into between the Company, Golf Horizon LLP and the Debenture Trustee ("**Amendment Deed 1**") together with the Original Debenture Trust Deed hereinafter referred to as the "**Debenture Trust Deed**") and amendment deed to the Debenture Trust Deed dated: October 09, 2026 entered into between the Company, Golf Horizon LLP and the Debenture Trustee, the Company and the Debenture Trustee have agreed to modify the terms of the Key Information Memorandum, as provided for in the attached first addendum to the Key Information Document annexed hereto and marked as **Annexure I**.

All other terms and conditions of the Key Information Document remain the same. We would request you to kindly take on record this addendum to the Key Information Document.

Thanking You,

For **GAURSONS INDIA PRIVATE LIMITED**

For Gaursons India Pvt. Ltd.

Authorised Signatory
Name:


vineet Singh

Page 1 of 1

GAURSONS INDIA PRIVATE LIMITED

Corp. Off.: Gaur Biz Park, Plot No.-1, Abhay Khand-II, Indrapuram, Ghaziabad - 201014 (U.P.) India

CIN: U74899DL1995PTC064555 | Tel: +91-120-434 3333 | Toll Free: 1800 309 3052

E: legalho@gaursonsindia.com | W: gaursonsindia.com

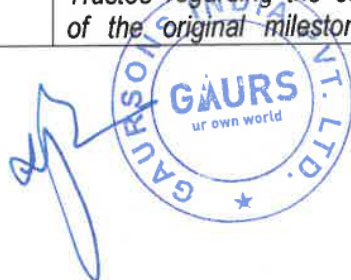
Regd. Off.: 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-110092

REAL ESTATE | RETAIL | EDUCATION | HOTELS | NBFC | CONTRACTING | SPORTS | ENERGY

ANNEXURE I
FIRST ADDENDUM TO THE KEY INFORMATION DOCUMENT

- (a) The Parties hereby agree and confirm that the clauses of the Key Information Document set out in the first column (*Clause Reference*) of the table set out hereinafter (which currently reads as set out in the second column (*Existing Provision*) of the table set out hereinafter) shall be amended to read as set out in the third column (*Amended Provision*) of the table set out hereinafter:

Clause Reference	Existing Provision	Amended Provision
Definition of "Project Milestones" under Section V (<i>Definitions and Abbreviation</i>) of the Key Information Document	" Project Milestones " means the milestones in respect of the construction and development of the Project to be achieved by LLP, as per the timelines and details set out in Debenture Trust Deed"	" Project Milestones " means (a) the milestones in respect of the construction and development of the Project to be achieved by LLP, as per the timelines and details set out in Schedule 12 (Project Milestones) of the Debenture Trust Deed, or (b) the revised milestones in respect of the construction and development of the Project to be achieved by LLP, as per the timelines and details set out in Schedule 16 (Revised Project Milestones) of the Debenture Trust Deed. Notwithstanding anything contained under the Transaction Documents, unless otherwise provided specifically under the Debenture Trust Deed, the Clauses and/or references provided in relation to the revised milestones (set out in Schedule 16 (Revised Project Milestones) of the Debenture Trust Deed shall be applicable until the Company achieves all original Project Milestones in a relevant Financial Quarter, to the satisfaction of the Debenture Trustee and confirmation by the Debenture Trustee in writing is provided to the Company in relation to the same. For the sake of abundant clarity, it is hereby clarified that upon confirmation by the Debenture Trustee regarding the completion of the original milestones in a



Clause Reference	Existing Provision	Amended Provision
		<i>relevant Financial Quarter as aforesaid, the clauses or references in relation to the revised milestones shall cease to be applicable.</i>
Coupon Rate under Section VI (<i>Summary Term Sheef</i>) of the Key Information Document	10.96% (Ten Decimal Point Nine Six Percent) per annum payable monthly, until the Maturity Date	10.96% (Ten Decimal Point Nine Six Percent) per annum payable monthly or the revised Coupon Rate post addition of Step Up Coupon pursuant to the occurrence of Step Up Event in accordance with the Debenture Trust Deed or revised Coupon Rate post addition of Project Milestones Step Up Coupon in accordance with the terms of the Debenture Trust Deed, as the case may be
Step Up/Step Down Coupon Rate under Section VI (<i>Summary Term Sheef</i>) of the Key Information Document	In the event of downgrade of the credit rating for the Issuer / Debentures from previous rating for the Issuer / Debentures obtained in accordance with the Debenture Trust Deed (each of such instance shall be referred to as a "Step Up Event"), then the Coupon Rate shall be increased by 0.50% (zero decimal point five zero percent) on downgrade of the credit rating for the Issuer / Debentures from the Rating Agency by each notch below [ICRA] A- (pronounced as "[ICRA] A minus") rating ("Step Up Coupon"). It is hereby clarified that the Step Up Coupon shall be added to the Coupon Rate each time the aforesaid credit rating is downgraded by a notch below the [ICRA] A- (pronounced as "[ICRA] A minus") rating.	(a) In the event of downgrade of the credit rating for the Debentures or Issuer from previous rating for the Debentures or the Issuer obtained in accordance with the Debenture Trust Deed (each of such instance shall be referred to as a " Step Up Event "), then the Coupon Rate shall be increased by 0.50% (zero decimal point five zero percent) on downgrade of the credit rating for the Debentures or Issuer from the Rating Agency by each notch below [ICRA] A- (pronounced as "[ICRA] A minus") rating or an equivalent rating from any other Rating Agency (" Step Up Coupon "). It is hereby clarified that the Step Up Coupon shall be added to the Coupon Rate each time the aforesaid credit rating is downgraded by a notch below [ICRA] A- (pronounced as "[ICRA] A minus") rating or an equivalent rating from any other Rating Agency. (b) The revised Coupon Rate (post



Clause Reference	Existing Provision	Amended Provision
		addition of the Step Up Coupon) shall be effective on the date on which the revised credit rating for the Debentures from the Rating Agency is revised / published, privately or publicly. (c) For the purposes of this Clause, in relation to the determining the Step Up Coupon, the lowest rating ascribed to the Debentures or the Issuer by a Rating Agency shall be taken into consideration. It is hereby clarified that, in the event, the credit rating for the Debentures is obtained from multiple Rating Agency(ies), then the lowest rating for the Debentures or Issuer from such Rating Agencies shall be considered. (d) Revised Project Milestones Step Up Coupon (i) Until all original Project Milestones (as mentioned under Schedule 12 (<i>Project Milestones</i>) of the Debenture Trust Deed) are achieved by the Company in a relevant Financial Quarter, the Coupon Rate shall be increased by 0.50% (zero decimal point five zero percent) per annum ("Project Milestones Step Up Coupon"). (ii) The revised Coupon Rate (post addition of the Project Milestones Step Up Coupon) shall be effective on and from July 01, 2026, until the original Project Milestones are achieved by the Company in a relevant Financial Quarter, to the satisfaction of the Debenture Trustee and the confirmation is provided by the Debenture Trustee



Clause Reference	Existing Provision	Amended Provision
		in writing. (iii) It is hereby further clarified in the event, the confirmation by the Debenture Trustee is provided during a Coupon Period, then such revised (decreased) Coupon Rate shall be applicable from the next Coupon Period.
Sub-Clause (r) of Part A (<i>Information Covenants</i>) of Clause (e) (<i>Financial Covenants</i>) of Note 2 (<i>Covenants under the Debenture Trust Deed</i>) of Annexure III (<i>Terms of the Debenture Trust Deed</i>) of the Key Information Document	-----	The Company shall provide the details of the construction of the Project within 15 (Fifteen) days from the end of each month to the Debenture Trustee in the form and manner satisfactory to the Debenture Trustee.
Sub-Clause (xi) of Part A (<i>Financial Covenants</i>) of Clause (e) (<i>Financial Covenants</i>) of Note 2 (<i>Covenants under the Debenture Trust Deed</i>) of Annexure III (<i>Terms of the Debenture Trust Deed</i>) of the Key Information Document	The Company shall comply with all the Project Milestones as set out in the Debenture Trust Deed. This covenant shall be initially tested on the expiry of each relevant time period as provided under Schedule 12 (<i>Project Milestones</i>) of the Debenture Trust Deed. The completion of the relevant Project Milestones shall be certified by the LIE and the certificate containing the aforesaid certification shall be submitted to the Trustee, within 45 (Forty Five) days from the expiry of the relevant time period as provided under Schedule 12 (<i>Project Milestones</i>) of the Debenture Trust Deed.	The Company shall comply with all the Project Milestones as set out in the Debenture Trust Deed. This covenant shall be initially tested on the expiry of each relevant time period as provided under Schedule 12 (<i>Project Milestones</i>) or Schedule 16 (<i>Revised Project Milestones</i>), as applicable, of the Debenture Trust Deed. The completion of the relevant Project Milestones shall be certified by the LIE and the certificate containing the aforesaid certification shall be submitted to the Trustee, within 45 (Forty Five) days from the expiry of the relevant time period as provided under Schedule 12 (<i>Project Milestones</i>) or Schedule 16 (<i>Revised Project Milestones</i>), as applicable, of the Debenture Trust Deed.

