

("Representations and Warranties"), Article 9 ("Events of Default and Consequences"), Article 10 ("Indemnity") Article 11 ("Governing Law and Dispute resolution) Article 12 ("Notices") and 13 Article ("Confidentiality) and such other paras containing survival clause, shall survive the termination of this Agreement.

- ii. Any termination as mentioned above shall not affect the accrued rights of the parties hereunder.

15.10 Specific Performance of Obligations

The Parties to this Agreement agree that, to the extent permitted under Applicable Law, and notwithstanding any other right or remedy available under this Agreement, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party. The Parties acknowledge that any breach of the provisions of this Agreement will cause immediate irreparable harm to the adverse affected Party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent court in the event of any such breach or threatened breach of any other party. The parties agree and covenant unequivocally and unconditionally that the affected party shall be entitled to such injunctive relief, specific performance and other equitable relief, without the necessity of proving actual damages. The affected party shall, notwithstanding the above rights, also be entitled to right to any remedies at law or in equity, including the recovery of damages from the defaulting party.

15.11 Stamp Duty and Registration

The stamp duty and registration fee, if any, applicable on this Agreement and the Power of Attorney(ies) to be executed in furtherance of this Agreement towards the obligations to be undertaken and performed by the Developer, shall be borne and paid by the Developer.

IN WITNESS WHEREOF, the parties have entered into this Agreement the day and the year first written above.

For,

"Landowner"



"Landowner-1"

Mr. Parveen Kumar alias Parveen Kumar Raghav



"Landowner-2"

Mr. Lokesh Kumar alias Lokesh Raghav

Witnesses: 21/10/24

1.

WITNESS

SUBHASH CHAND S/O DHARMPAL
Vill. Rahaka, Teh. Sohna, Gurugram

2.



SHRI CHAND NAMBAR DAR
Village Alipur, Teh. Sohna
Distt. Gurugram (HR)

For,

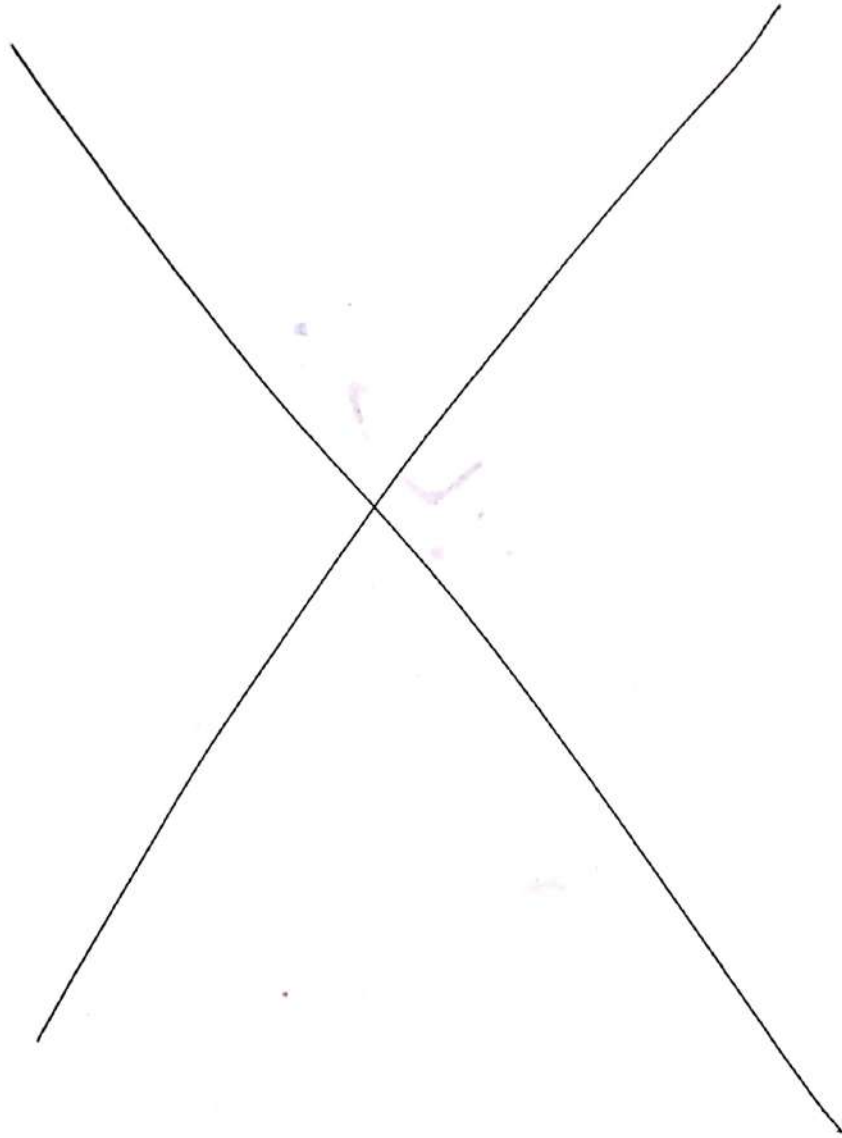
"Developer"

For **M/S EKAASHARA BUILDERS LLP**

EKAASHARA BUILDERS LLP 
Authorized Signatory

Through its Authorized Signatory

Mr. Mukesh



Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 12/06/2025

Certificate No. G0L2025F3291

GRN No. 134605274

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Parveen kumar And Lokesh kumar
H.No/Floor : 0 Sector/Ward : 11 LandMark : Thakurwada
City/Village : Sohna District : Gurugram State : Haryana
Phone: 95*****91

Buyer / Second Party Detail

Name : Ekaakshara Builders Lip
H.No/Floor : 303 Sector/Ward : 65 LandMark : Suncity success tower
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 95*****91

Purpose : Addendum to Joint Development Agreement

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

ADDENDUM TO THE JOINT DEVELOPMENT AGREEMENT DATED 27th March, 2025

THIS ADDENDUM TO THE JOINT DEVELOPMENT AGREEMENT ("The Addendum") is made and executed at Sub Tehsil Sohna, District Gurugram, ("Effective Place") on this 13th day of June, 2025 ("Effective Date")

BY AND BETWEEN

Mr. Parveen Kumar alias Parveen Kumar Raghav S/o Rajkumar Singh aged about 50 years R/o Ward No. 11, Thakurwada Sohna, Gurugram, Haryana-122103 holding Aadhar No. 7398 6365 1072 and PAN AFUPR7057P 1/2 Share (hereinafter referred to as the "Landowner-1")

Mr. Lokesh Kumar alias Lokesh Raghav S/o Rajkumar Singh aged about 50 years R/o Ward No. 11, Thakurwada Sohna, Gurugram, Haryana-122103 holding Aadhar No. 7534 7506 6888 and PAN AWTTPR5550K 1/2 Share (hereinafter referred to as the "Landowner-2" hereinafter the Landowner-1 to Landowner-2 as stated above shall collectively be referred to as the "Landowners" (which expression shall unless repugnant or opposed to the context thereof, mean and include their legal heirs, successors, representative and assigns) of the **FIRST PART**;

[Handwritten signatures]



For EKAASHARA BUILDERS LLP

[Handwritten signature]
Authorised Signatory
Page 1 of 4

प्रलेख न:3267

दिनांक:13-06-2025

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील सोहना
गांव/शहर Sohna

धन संबंधी विवरण

राशि 10 रुपये
स्टाम्प नं : G01 2025F3291
राजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:134876254
पेस्टिंग शुल्क 3 रुपये

Drafted By: RAKESH SAINI ADV

Service Charge:200

यह प्रलेख आज दिनांक 13-06-2025 दिन शुक्रवार समय 4:53:00 PM बजे श्री/श्रीमती /कुमारी
PARVEEN KUMAR ALIAS PARVEEN KUMAR RAGHAV पुत्र RAJKUMAR SINGH LOKESH KUMAR ALIAS
LOKESH RAGHAV पुत्र RAJKUMAR SINGH निवास SOHNA द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

PARVEEN KUMAR ALIAS PARVEEN KUMAR RAGHAV LOKESH KUMAR ALIAS LOKESH RAGHAV

उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS EKAASHARA BUILDERS LLP thru MUKESHOTHER हाजिर है । प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRICHAND NAMBARDAR पिता --

निवासी ALIPUR, SOHNA व श्री/श्रीमती /कुमारी SUBHASH CHAND PANCH पिता --

निवासी RAHAKA, SOHNA 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 (सोहना)

AND

M/s EKAASHARA BUILDERS LLP (LLPIN: ACM-5303), (PAN No. AALFE9003A), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Unit No. 303, Suncity Success Tower, Golf Course Extension Road, Sector-65, Air Force, Sector 65 Police Station, Air Force, Gurgaon, Haryana - 122005 represented by its authorized signatory **Mr. RAVI KASHYAP (Aadhar No. 7045 8978 1255)** duly authorized *vide* board resolution dated **11-06-2025** hereinafter referred to as the **"Developer"** (which expression shall, unless repugnant to the context of meaning thereof, be deemed to mean and include its successors-in-interest and assigns), party of the **SECOND PART**.

The term and expression the **"Landowners"** and **"Developer"** are hereinafter collectively referred to as **"Parties"** and individually as **"Party"**.

WHEREAS:

- A. That the Parties had entered into a **JOINT DEVELOPMENT AGREEMENT** dated 27.03.2025 (hereinafter referred to as **"JDA"**) duly registered as Registration No. 17469, Regd. Year 2024-2025 Book No. 1 and an additional copy pasted at Book No. 01, Volume No. 893, Pages 19-23 on 27.03.2025 before the office of the sub-registrar Sohna, District Gurugram, Haryana with respect to the development of Group Housing Colony, Residential Plotted Colony or Group Housing under the New Integrated Licensing Policy, 2022, Residential or Commercial Plotted Project under Deen Dayal Jan Awas Yojna, 2016, Retirement Housing policy 2021, or any other applicable scheme on land admeasuring **3.91875 Acres** situated in the revenue estate of Sohna, Sub Tehsil Sohna, District Gurugram, Haryana. ("Said Land"). Under and in terms of the JDA, the Developer has been vested with Development Rights on the Said Land, on the terms and conditions contained therein.
- B. In terms of the JDA, *inter alia* and to assist the developer in unhindered performance of its obligations under the JDA, the Parties have also executed and registered a **"General Power of Attorney"** (**"GPA"**) dated 27th day of March, 2025 (hereinafter referred to as **"GPA"**) duly registered as Registration No. 255, Regd. Year 2024-2025 Book No. 04 and an additional copy pasted at Book No. 04, Volume No. 1771, Pages 15-19 on 27.03.2025 before the office of the sub-registrar Sohna, District Gurugram, Haryana.
- C. That the Parties have mutually agreed to execute this Addendum to the Joint Development Agreement for the purpose of omitting and/or modifying certain provisions therein, to ensure alignment with the applicable requirements and expectations of the competent planning authority.

For EKAASHARA BUILDERS LLP

Authorised Signatory

Page 2 of 4

Reg. No.

Reg. Year

Book No.

3267

2025-2026

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- PARVEEN KUMAR ALIAS PARVEEN KUMAR RAGHAV LOKESH KUMAR ALIAS LOKESH RAGHAV

दावेदार :- thru MUKESHOTHERMS EKAASHARA BUILDERS LLP

गवाह 1 :- SHRICHAND NAMBARDA

गवाह 2 :- SUBHASH CHAND PANCH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3267 आज दिनांक 13-06-2025 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 179.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1060 के पृष्ठ संख्या 36 से 40 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 13-06-2025

उप/संयुक्त पंजीयन अधिकारी सोहना

संयुक्त सब रजिस्ट्रार

सोहना

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL AGREEMENT BETWEEN THE PARTIES CONTAINED HEREIN, THIS ADDENDUM TO THE JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS: -

1. Notwithstanding anything to the contrary/ mentioned in the JDA, the Parties hereby acknowledge and confirm that:-
 - a) Article 2.7 of the JDA shall stand deleted.
 - b) Article 9.3 of the JDA shall stand deleted.
2. That the said JDA dated 27th March 2025 is still valid and subsisting and shall be irrevocable.
3. This Addendum shall be irrevocable and no modification/alteration, etc. to the terms and conditions of this Addendum can be made, except by obtaining prior written approval of each of the Parties and the DTCP.
4. That, all other terms and conditions of the JDA shall remain unchanged and unaffected, and the Parties shall be bound by the terms and conditions of the JDA as amended by this Addendum and the arrangement entered amongst the Parties regarding the conceptualization, implementation, development and completion of the Projects on the Said Land shall remain enforceable and be read along with this Addendum.
5. That the express terms of this Addendum shall prevail over said JDA executed between the Parties, which shall be deemed to be modified to the limited extent expressed herein and in case of any conflicts between the terms and conditions mentioned in the JDA and this Addendum, the terms and conditions of Addendum shall prevail.

For EKAASHARA BUILDERS LLP


Authorised Signatory





Authorized Signatory

For EKAAKSHARA BUILDERS LLP



between the Parties, which shall be deemed to be modified to the limited extent expressed herein and in case of any conflicts between the terms and conditions mentioned in the JDA and this Addendum, the terms and conditions of Addendum shall prevail.

6. That upon execution of this Addendum, any reference to the JDA shall be deemed to include this Addendum and this Addendum shall be an integral part of the said JDA.
7. That all the Stamp Duty and Registration Charges payable on this Addendum or any other documents pursuant hereto, shall be borne and paid by the Developer.

IN WITNESS WHEREOF, the parties have entered into this Addendum the day and the year first written above.

Landowner-1




RAKESH KUMAR
Advocate
District Courts, Gurugram
& Sub Divisional Courts, Sohna

Developer
For EKAASHARA BUILDERS LLP

Authorized Signatory

Through its Authorized Signatory

Mr. Parveen Kumar alias Parveen Kumar Raghav

Mr. RAVI KASHYAP

Landowner-2



Mr. Lokesh Kumar alias Lokesh Raghav

Witnesses:

1. 
SHRI CHAND NAMBARDA
Village Alipur, Teh. Sohna
Distt. Gurugram (HR)

2. 