

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/03/2025

Certificate No. GF272025C75

GRN No. 130025097

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ravinder Alias Ravinder raghav

H.No/Floor : 206

Sector/Ward : 0

LandMark : Eldeco accolade

City/Village : Sohna

District : Gurugram

State : Haryana

Phone: 88*****63



Buyer / Second Party Detail

Name : Ekaakashara Builders Llp

H.No/Floor : 303

Sector/Ward : 65

LandMark : Suncity sucess tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****63

Purpose : General power of Attorney

254
27/03/25

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

1.	TYPE OF DEED	GENERAL POWER OF ATTORNEY
2.	VILLAGES	VILLAGE SOHNA
3.	TEHSIL / DISTRICT	SUB TEHSIL SOHNA
4.	STAMP DUTY	Rs. 1,000/-
5.	STAMP NO./DATED	GF272025C75 DATED 27-03-2025
6.	REG FEE & GRN NO	Rs. 103/- GRN No.

KNOW ALL MEN BY THESE PRESENTS that:-

Mr. Ravinder alias Ravinder Raghav S/o Narender Singh aged about 64 years R/o 206, Tower No. P1, Eldeco Accolade, Sohna, Gurugram, Haryana -122103 holding Aadhar No. 3469 4084 5929 (hereinafter referred to as the "Landowner" (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;

AND



For Ekaakashara Builders LLP¹

 Authorised Signatory

प्रलेख न:254

दिनांक:27-03-2025

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	सोहना
गांव/शहर	Sohna

धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GF272025C75	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:130036890
	पेस्टिंग शुल्क 3 रुपये

Drafted By: RAKESH SAINI ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-03-2025 दिन गुरुवार समय 4:37:00 PM बजे श्री/श्रीमती /कुमारी RAVINDER ALIAS RAVINDER RAGHAV पुत्र NARENDER SINGH निवास SOHNA द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता

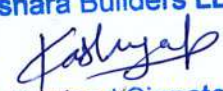
RAVINDER ALIAS RAVINDER RAGHAV


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 NAMBARDA 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)

For Ekaakshara Builders LLP

Authorised Signatory

EKAAKSHARA 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. Mukesh** (Aadhar No. 3008 7815 5656/DPIN: 09035310) duly authorized vide board resolution dated 20.03.2025 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 terms 'Landowners' shall hereinafter be referred to as the "Executants".

- A. **WHEREAS** The landowner(s) are the sole and exclusive owner in possession of Agriculture land falling in Offline Khewat/Khata No. 273/290 and 529/563 and 677/724 and 1663/2066 Rect No. 177, Killa No. 6/1 (6 Kanal 0 Marla), 6/2 (2 Kanal 0 Marla), Rect No. 178, Killa No. 10/1 (4 Kanal 0 Marla), 10/2 (4 Kanal 0 Marla), 11/2(6 Kanal 8 Marla), Total Fields 5 Total land measuring 22 Kanal 8 Marla having its **salam share** equivalent to **22 Kanal 8 Marla approx. 2.8 Acres** by way of Partition Mutation No. 30807 and Jamabandi Saal 2021-2022 the land parcel located in the revenue estate of Village Sohna, Sohna Development Plan 2031 AD, Sub- Tehsil Sohna, Sector-5, District Gurugram, Haryana (hereinafter called the "said Land").
- B. **AND WHEREAS** Landowners being desirous of carrying out conceptualization, execution, implementation, development, construction and completion of plots / units over the Said Land, and in furtherance of the same, Landowners entered into Joint Development Agreement dated 27/03/2025 duly registered as Document No. 11468 in Book No. 08 in Volume No. 28 at Page No. 125 and additionally pasted in Book No. 1 in Volume No. 893 at Page No. 14 on 18 before the Office of the Joint Sub-Registrar, Sohna with **EKAAKSHARA BUILDERS LLP** w.r.t. the Said Land to jointly exercise the Development rights on the terms and conditions contained therein (hereinafter referred to as "Definitive Agreement").
- C. **AND WHEREAS NOW** Executants are now desirous of granting certain further powers and authority to the Attorney and Executants have now agreed to execute this General Power of Attorney in terms of the provisions of Definitive Agreements from the execution of this General Power of Attorney.

NOW THEREFORE, Executants do hereby, nominate, constitute, appoint, authorize and empower **EKAAKSHARA 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 (hereinafter collectively referred to as the "Attorney") through a natural individual namely Mr. Mukesh (Aadhar No. 3008 7815 5656) duly authorized vide board resolution dated 20-03-2025 with full authority to do following acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, for and on behalf of Executants herein:

[Signature]

For Ekaakshara Builders LLP
[Signature]
Authorised Signatory

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Reg. No.

Reg. Year

Book No.

254

2024-2025

4



पेशकर्ता

प्राधिकृत

गवाह



पेशकर्ता :- RAVINDER ALIAS RAVINDER RAGHAV
For M/S EKAAKSHARA BUILDERS LLP
प्राधिकृत :- SHRI MUKESH OTHERMS EKAAKSHARA BUILDERS LLP

उप/सयुक्त पंजीयन अधिकारी

गवाह 1 :- SHRICHAMUNDA RASHP
गवाह 2 :- SUBHASH CHAND PANCH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 254 आज दिनांक 27-03-2025 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 157.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1771 के पृष्ठ संख्या 10 से 14 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 27-03-2025

उप/सयुक्त पंजीयन अधिकारी सोहना

For Ekaakshara Builders LLP

Authorised Signatory



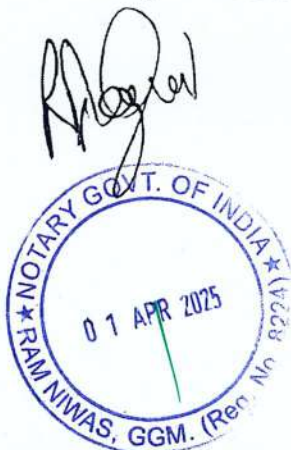
1. To sign and apply and follow-up with all the concerned Regulatory Authorities for the matters relating to grant / renewal of licenses under the Haryana Development and Regulation of Urban Areas Act, 1975 / Haryana Apartment Ownership Act, 1983 and rules made thereunder, Haryana Real Estate Regulatory Authority, municipal corporation and other authorities, for and in respect of the Subject Property, the sanctions and approvals of layout plan, plans, zoning plans, occupation / completion certificates, etc., as required under the law for the development, construction and completion of plots / units on the Subject Property and to sign, submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of Executants, as required from time to time in connection therewith by the concerned authorities.
2. To sign, apply submit all and any documents including but not limited to LC-I, LC-IV, LC-IV-B, Indemnity Bond(s), Undertaking(s), Bilateral Agreement(s) as may be required by competent authorities and follow-up with all the concerned Regulatory Authorities including Director General, Town and Country Planning Govt. of Haryana, for grant of LOI / license and renewal / transfer of licenses from time to time and /or apply for issue of license / additional license in respect of the Subject Property or part thereof and / or apply for Change of Land Use (CLU) of the Subject Property or any part of the Subject Property and to do all acts and deed necessary for the same for and on behalf of Executants and deal with all authority or authorities for facilitating the development of the Subject Property or any part thereof.
3. To enter upon the Subject Property and to take possession of the Subject Property (as and when applicable under Definitive Agreements) and take all necessary action for the implementation and development of the Project on the Subject Property.
4. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the release of the Said Land.
5. To do all acts, deeds and things as may be required to procure additional FAR including to apply for and get any approvals for procuring additional FAR under any existing or new policy by any governmental authority.
6. To sign, verify, file, submit, furnish all applications and documents before various authorities in the state of Haryana, central government authorities, Haryana and / or other local authorities, such as Land Acquisition Department, Director, Town and Country Planning, Haryana, Secretary of Finance, Haryana, National Highway Authority of India (NHAI), DHBVN, HVPNL, Environment Department and all other departments and authorities of the state and / or Central Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed to ensure various compliances and / or in connection with release of the Said Land from acquisition proceedings and matters related thereto.
7. To apply for and obtain from the relevant authorities including the Haryana Real Estate Regulatory Authority and/or Haryana Real Estate Appellate Tribunal, all registrations and Approvals for launch, sale, development and construction of the Project. To undertake all filings and compliances under Haryana Real Estate (Regulation and Development) Act, 2016, and the Haryana Real Estate



For Ekaakshara Builders LLP
[Signature]
Authorised Signatory

(Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules, regulations as framed by Haryana Real Estate Regulatory Authority, Gurugram and/or Haryana Real Estate Appellate Tribunal, except that title to the lands shall be maintained by the Landowners, or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for all matters pertaining to the said Land including filing complaints, replies, receipt of delayed interest from prospective customers in its own name, forfeiture of any amount as per applicable law or otherwise, payment of compensation/refund to customers.

8. To apply for and obtain licenses, CLU, permissions, NOC, certificates from the concerned authorities including DTCP, Haryana, NHAI, and/or any other concerned authorities under Local / Authority / State / Central Government in respect of commencement and completion of development of the Subject Property along with additional lands as the Attorney may deem fit for plots / units in terms of sanctions and permission or any other applicable laws, rules etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
9. To deposit electricity and water charges against the bills raised by the electricity and water department and get valid receipts issued in its name, obtain refund, if paid in excess, and issue receipts in its name.
10. To sign, file, submit and obtain lay out plan, plans, services plan, revised / modified plans, services plan, any other plan before the concerned authorities including but not limited to Director, Town and Country Planning, Haryana (DTCP), Municipal Authority, and / or any other local authority under the State Government and / or Central Government as may be required from time to time.
11. To apply for and obtain requisite permissions, approvals, sanctions, NOC in respect of the Subject Property from the concerned authorities such as Department of Town and Country Planning, Haryana, Fire Department, PWD, Licensing Authorities, Municipal Authorities and / or authorities in charge of sewer, water, electricity, highways, Airport Authority of India, Ministry of Forest and Environment, Ministry of Mines, Income-Tax Department, any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity bond and such other papers and documents and may be required for these authorities from time to time under its own signature.
12. To commence, carry on and complete and / or cause to be commenced, carried out and completed construction work in terms of the said Definitive Agreements on the part or whole of the Subject Property in accordance with the license and/or sanctioned building plans and specifications.
13. To enter into Buyers Agreement(s), Allotment Agreement(s), etc. i.e. agreement(s) for sale of units developed on the Subject Property.



For Ekaakshara Builders LLP
Kashyap
Authorised Signatory

14. To receive sale price / lease rent / license fee, money payable by the allottee(s) / purchaser(s) / lessees / licensee(s) / tenant(s) and to appropriate the same unto, its nominee or any other person or entity authorized by the Attorney.
15. To manage the facilities constructed upon the Subject Property and to deposit all types of fees, charges, Security Deposits, demands, dues and taxes with regard to these facilities with concerned authorities.
16. To create mortgage / charge on the receivable of the Project and / or rights and interest with respect to the Subject Property (as defined in Definitive Agreements) all rights, benefit, and interest thereon (present or future), all construction thereon (present or future) against any advance(s) or loan(s) and to sign and execute any document, agreement, deed, undertaking, declaration, etc. in this regard on behalf of Executants with any banks, financial institution or any other person as Attorney may deem fit and to do all such acts, deeds and things, as may be necessary, incidental or ancillary for creation of any such mortgage / hypothecation / charge, of any nature whatsoever, with respect to the rights and interest on the Subject Property and the construction thereon and to pay necessary stamp duty and registration charges, to admit the execution of any such agreements / documents and / or writings in the relevant office of Sub-Registrar of Assurances and to make necessary filings with the Registrar of Companies and to apply on behalf of Executants for the aforesaid matter. However, Attorney agrees and undertakes that any mortgage deed / security documents creating charge on the receivables from the Project and / or their rights and interest with respect to Subject Property shall clearly set out that Executants shall not have any obligations and / or liabilities to repay any loan and / or interest thereon under such mortgage deed / charge creation document as prescribed under Definitive Agreements.
17. To sign necessary transfer instruments / sale deed / conveyance deed / transfer forms for transferring of the said Project and / or developed area or any part thereof in favour of the purchaser(s) and for the purpose of mutation in the records of concerned local authorities.
18. To execute and get registered by appearing before the concerned Sub-Registrar for execution / signing sale / conveyance deeds, lease deeds, gift deeds, mortgage deeds, license deeds, relinquishment deeds / rectification deed(s), supplemental deed(s), exchange, declaration, award of arbitrator, development agreement(s), joint development agreement(s), etc. or any other document in favor of Government Department(s) or any other relevant authority(ies)/third party(ies), which Attorney deems expedient and necessary in its wisdom
19. To takeover and / or to handover the physical possession of the Subject Property, building(s), built / un-built structures, and all or any other facilities and / or services, in whole or in part.
20. To pay stamp duty and registration charges and obtain Non-Judicial Stamp Paper of appropriate value, if required, in respect of the abovesaid documents or any part thereof as per the agreement with the unit buyer to apply and obtain all necessary permission(s) and approvals as may be required from time to time including permission from statutory authority, if any, for sale of plots / developed



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area / units , etc. if required and to the extent and in the manner as permissible under the Applicable Law.

21. To correspond and liaison with all the officers and authorities for issuance of the Non-Judicial Stamp Papers and the execution, presentation, admission, delivery and registration of proper Sale Deed or Deed of Conveyance and / or any agreement or document for agreeing to convey, transfer and / or assign the said project to be developed under Definitive Agreements in favour of the intended purchaser(s) and / or its nominee(s) or assignee(s) in the name of Executants under their own name and signature.
22. To lease the Subject Property or any part thereof, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the Subject Property or part thereof for occupying the same or otherwise in any manner whatsoever.
23. To exercise uninterrupted, exclusive marketing rights and branding rights in respect of the Subject Property.
24. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable law, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals, etc. and to represent Executants before all concerned Authorities.
25. To take legal actions in accordance with law as may be required to be taken from time to time for recovery of any dues, on non-payment of any sum as aforesaid, to take proceedings to secure ejectment and to recover possession according to law.
26. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.
27. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent / compensation or otherwise.
28. To negotiate with banks / financial institutions for the purpose of obtaining loan financial assistance in respect of the Subject Property and / or land parcel comprised in the Subject Property and/ or for development thereon. The Attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the Subject Property or part thereof, along with any structure thereon, whether existing or proposed, (if any).
29. To pay and allow all taxes, assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Subject Property to the authorities concerned.



For Ekaakshara Builders LLP
Kashyap
Authorised Signatory

30. To pay / receive / refund all property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the project to be developed under Definitive Agreements, to make representations, applications, etc. to the appropriate authorities or to make applications for withdrawal of such property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the Project, paid in excess or not chargeable and to receive the amount and sign receipt / discharge therefor for and / on behalf of Executants in their own name.
31. To appoint advocates, consultants, and execute further General Power of Attorney(s) and Special Power of Attorney(s) empowering them to do acts and things as mentioned in this Power of Attorney and to do all acts, deeds and things.
32. To do generally all other acts and things as are necessary or are required to be done for the development of the Subject Property in terms of Definitive Agreements.
33. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
34. That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court(s) / officer / Authority / Arbitrator / Tribunals, etc. The Attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision, etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, sign vakalatnama, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the Subject Property, to compromise any matter / proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of Subject Property which is the subject matter of Definitive Agreements and / or enter into any settlement pertaining to the Subject Property and for that purpose make any statement before any court of law / Authority / Arbitrator / Tribunals, etc.
35. To execute, sign and present and / or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits, etc. in law courts i.e. Civil, Criminal or Revenue and / or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project as agreed to be developed under Definitive Agreements and / or land beneath the same or any matter incidental thereto including enhancement of compensation and for that purpose to sign and filing all pleadings, applications, petitions, affidavits, undertakings, appeal proceedings, etc. so as to secure the Subject Property for facilitating the development thereof in accordance with Definitive Agreements.
36. To collect compensation, to get en-cashed such forms / vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till Apex Court. The Attorney shall



For Ekaakshara Builders LLP

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be entitled to execute any award / decree by filing appropriate proceedings and shall also be entitled to institute contempt proceedings also.

37. To generally do or cause to be done all such acts, deeds and things as may be necessary in relation to the development / construction and sale of the Subject Property as agreed under Definitive Agreements and to exercise all rights vesting with the Attorney under Definitive Agreements.
38. The Attorney shall be entitled to undertake / implement any of its authorization provided herein through any of assigns or authorized representative including by issuance of further power of Attorney.
39. To do and cause to do all acts deeds and things to ensure compliance with all laws, rules, regulations, notifications, etc. for the time being in force.
40. That this General Power of Attorney has been executed against consideration as agreed in Definitive Agreements and thus is irrevocable and continue to subsist and shall always remain binding on Executants as well as their legal representative, successors etc. notwithstanding the existence of or any change in the constitution of Executants, jointly and/or severally, due to merger / amalgamation, demerger, reverse merger, reconstitution, winding-up, etc. whether voluntary or otherwise, for any reason whatsoever.

GENERALLY to do all such acts, deeds and things, which are not even mentioned in above foregoing paras, as the Attorney may deem fit and proper so as to give effect to the powers, mentioned hereinabove.

All the acts, deeds and things done or caused to be done by the Attorney aforesaid, shall be deemed to have been done for and on behalf of Executants and shall have the same effect as though the same have been done by Executants and it is hereby stated that all such acts, deeds and things have been ratified by Executants.

It is declared that this GPA is irrevocable and shall remain valid until the subsistence of Definitive Agreements.

All capitalized terms used herein and not otherwise defined in this General Power of Attorney shall have the meaning ascribed to them in Definitive Agreements.

The Executants hereby declare that this instrument shall be equally binding on its legal representative, executors, administrators, successors.

IN WITNESS WHEREOF, Executants, the above named have executed this General Power of Attorney at tehsil Sohna, Gurugram on the 27th day of March, 2025, in the presence of witnesses:

For,

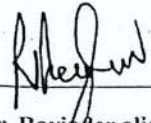


ACCEPT BY ATTORNEY

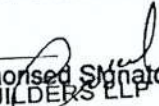
For Ekaakshara Builders LLP
Kashyap
Authorised Signatory

8

"Landowner"


Mr. Ravinder alias Ravinder Raghav

"Developer"
For M/S EKAASHARA BUILDERS LLP


Authorized Signatory
EKAASHARA BUILDERS LLP

Through its Authorized Signatory

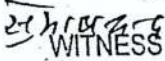
Mr. Mukesh

Witnesses:

1.


SURI CHAND NAMBARDA
Village Alipur, Teh. Sonner
Distt. Gurugram (Haryana)

2.


WITNESS

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

For Ekaakshara Builders LLP


Authorized Signatory

Certified & Attested to be True Copy
of the Original



R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)