

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/10/2025

Certificate No. G0272025J4777



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 141577745



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Forsythia propbuild pvt ltd

H.No/Floor : 306/308

Sector/Ward : 00

LandMark : Square one

City/Village : Saket

District : Delhi

State : Delhi

Phone: 88*****04



Buyer / Second Party Detail

Name : Boxacres developers pvt ltd

H.No/Floor : A/gf03

Sector/Ward : 00

LandMark : Mg centrum

City/Village: Sultanpur

District : Delhi

State : Delhi

Phone : 88*****04

Purpose : Agreement Deed

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

REVOCATION DEED

This Deed of Revocation of Power of Attorney is executed on this 19th day of November 2025 by (i) Forsythia Propbuild Private Limited, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 and having its registered office at 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi - 110 017 (hereinafter referred to as the "Landowner"); and (ii) Emaar India Limited (formerly known as Emaar MGF Land Limited), a company registered under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi - 110 017 (hereinafter referred to as the "Company").

The Landowner and the Company are hereinafter collectively referred to as "Executants", which expression shall unless repugnant to the context hereof deemed to mean and include its successors, representatives, nominees and assigns).

WHEREAS

- A. The Landowner are owners of approximately 3.3750 acres (1.3658 hectare) of land located in the Revenue Estate of Village Naurangpur, Sector 79, Gurugram, Haryana, India ("Said Land").

FORSYTHIA PROBUILD PVT. LTD.

Auth Signatory



Boxacres Developers Private Limited

Authoris

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- B. Vide a Joint Development Agreement dated 19 April 2021 ("JDA"), the Executants appointed Boxacres Developers Private Limited ("**Developer**") as developer for the joint development of the Said Land with the Developer on the terms and conditions contained and setout therein.
- C. Pursuant to the JDA, the Executants vide Special Power of Attorney dated 19 April 2021 bearing registration number 11, recorded in book no. 4, Volume no. 8 on Pg. No. 143.75 and additional book 4, Volume no. 26, at Pg. No. 51 to 54, duly registered in the office of Sub Registrar Manesar, Gurugram on 19 April 2021 appointed Mr. Aditya Vikram Shorewala authorised signatory of the Developer as its duly constituted Attorney (hereinafter referred to as the "**Attorney**"). A copy of the said Power of Attorney is annexed hereto and marked as **Annexure 1**.
- D. Now, the Executants and the Developer have mutually decided to cancel/ terminate/ revoke the Power of attorney made in favour of the Attorney by executing this Revocation Deed as hereunder to which the Attorney has agreed and accepted.
- E. **AND WHEREAS** the Executants have been assured by the said Attorney that the said Attorney has not created any third party rights or interest whatsoever on the Said Land by virtue of the powers conferred upon them, which may adversely affect the right, title and interest of the Executants in the Said Land.

NOW, THEREFORE, THIS DEED OF REVOCATION WITNESSETH AS FOLLOWS:

1. That the Power of Attorney dated 19 April 2021 bearing registration number 11, recorded in book no. 4, Volume no. 8 on Pg. No. 143.75 and additional book 4, Volume no. 26, at Pg. No. 51 to 54, duly registered in the office of Sub Registrar Manesar, Gurugram issued in favour of the Attorney; i.e., Mr. Aditya Vikram Shorewala authorised signatory of the Developer, is hereby revoked, terminated and cancelled for all intent and purposes.
2. All the rights and power granted to the Attorney under the said Power of Attorney shall stand revoked and terminated immediately upon execution of this Deed and the Attorney shall not be authorized and empowered to act on behalf of or represent the Executants in any manner with regard to the Said Land or any matter related thereto.
3. The Attorney agrees, acknowledges and admits that hereinafter it shall not claim any rights, title, lien, interests etc. under the said Power of Attorney or Said Land or any matter incidental or relating thereto.
4. The Attorney agrees, acknowledges and admits that hereinafter the Executants shall have the sole and exclusive rights and authority to deal with the Said Land or any matter incidental or relating thereto.

FORSYTHIA PROBUILD PVT. LTD.

Authorized Signatory



Boxacres Developers Private Limited

Authorized Signatory

IN WITNESS WHEREOF, I, Laxmi Narayan, Authorised Representative of Forsythia Propbuild Private Limited and Emaar India Limited acting on behalf of the Executants herein have signed this Deed on the day, the month and the year first mentioned above in presence of the following witnesses.

Executant  For Forsythia Propbuild Private Limited Through its Authorised Signatory	Executant  For Emaar India Limited Through its Authorised Signatory
Acknowledged Boxacres Developers Private Limited  For Boxacres Developers Private Limited Through its Authorised Signatory	
Witnesses: 1. 2.	