

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 12/06/2025

Certificate No. GOL2025F3340

GRN No. 134607561

Stamp Duty Paid : ₹ 101
(Rs Only)

Penalty : ₹ 0
(Rs Zero Only)

Seller / First Party Detail

Name: Ravinder Raghav

H.No/Floor: 206 Sector/Ward: 0 LandMark: Eldeco accolade tower p1

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

3272
13/6/25

The authenticity of this document can be verified by scanning this QRCode Through 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. 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 and PAN AFSPR6370K 1/2 Share (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 EKAAKSHARA BUILDERS LLP

Kashyap
Authorised Signatory

दिनांक:13-06-2025

प्रलेख न:3272

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 10 रुपये
स्टाम्प नं : G012025F3340
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:134876680
पेस्टिंग शुल्क 3 रुपये
Drafted By: RAKESH SAINI ADV
Service Charge:200

यह प्रलेख आज दिनांक 13-06-2025 दिन शुक्रवार समय 5:01:00 PM बजे श्री/श्रीमती /कुमारी
RAVINDER ALIAS RAVINDER RAGHAV पुत्र NARENDER SINGH निवास SOHNA द्वारा पंजीकरण हेतु प्रस्तुत किया
गया ।

उप/संयुक्त पंजीयन अधिकारी (सोहना)



हस्ताक्षर प्रस्तुतकर्ता
RAVINDER ALIAS RAVINDER RAGHAV

मंजूर एवं रजिस्ट्रार
सोहना

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

राजेश कुमार

उप/संयुक्त पंजीयन अधिकारी (सोहना)

मंजूर एवं रजिस्ट्रार
सोहना

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. 17468, Regd. Year 2024-2025 Book No. 1 and an additional copy pasted at Book No. 01, Volume No. 893, Pages 14-16 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 2.8 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. 254, Regd. Year 2024-2025 Book No. 04 and an additional copy pasted at Book No. 04, Volume No. 1771, Pages 10-14 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

Reg. No.

Reg. Year

Book No.

3272

2025-2026

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- RAVINDER ALIAS RAVINDER RAGHAV

दावेदार :- thru MUKESH DHERMIA AAKSHARA BUILDERS LLP

गवाह 1 :- SHRICHAND NAMBARDAR

गवाह 2 :- SUBHASH CHAND PANCH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3272 आज दिनांक 13-06-2025 को बही नं 1 जिल्द नं 32 के पृष्ठ नं 181 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1060 के पृष्ठ संख्या 61 से 65 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

**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.

R. Raghav

For EKAASHARA BUILDERS LLP
[Signature]
Authorized Signatory

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.
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.


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

Developer
For EKAASHARA BUILDERS LLP

Authorised Signatory

Through its Authorized Signatory

Mr. RAVI KASHYAP

Landowner



Mr. Ravinder alias Ravinder Raghav

Witnesses:

1.


SHRI CHAND NAMBARDA
 Village Alipur, Teh ^{na} _{na}
 Distt. Gurugram (HR)

2. 
