

Indian-Non Judicial Stamp Haryana Government		Date : 26/08/2024
Certificate No. GGT2024H0671		Stamp Duty Paid : ₹ 1404000
GRN No. 120205791		Penalty : ₹ 0
<u>Seller / First Party Detail</u>		
Name: Akina Builders and Developers private limited		
H.No/Floor: 1st	Sector/Ward: Na	LandMark: Shopping mall complex arjun marg
City/Village: Dfcityphase1	District: Gurugram	State: Haryana
Phone: 99****56		
<u>Buyer / Second Party Detail</u>		
Name: Df Home Developers limited		
H.No/Floor: 2nd	Sector/Ward: Na	LandMark: Df shopping mall arjun marg
City/Village: Dfcityphase1	District: Gurugram	State: Haryana
Phone: 99****56		
Purpose : Development Agreement		

The authenticity of this document can be verified by scanning the Q-Code Through smart phone or on the website <https://ignashrya.in>

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 22nd day of August, 2024;

BY AND BETWEEN

Akina Builders & Developers Private Limited (CIN: U45201HR2006PTC089-506 & PAN: AAGCA3305B), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Abhishek Kumar Singh, authorized vide Board Resolution, dated 17.12.2021 of the **ONE PART**;

Akina Builders & Developers
Private Limited

DLF Home Developers
Limited

पत्र सं: 6736

दिनांक: 23-08-2024

ग्रीड संबंधी विवरण	
ग्रीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	बादशहपुर
गांव/गाह	मैदावात

पत्र संबंधी विवरण	
रजि: 75268006 रुपये	स्टाम्प ड्यूटी की रजि: 1404000 रुपये
स्टाम्प नं: GAT3024(M7)	स्टाम्प की रजि: 1404000 रुपये
रजिस्ट्रेशन फीस की रजि: 50000 रुपये	EChalun: 120208891
	सेटिंग शुल्क 0 रुपये
Drawn By: HIM. SINGH ADV	Service Charge:

यह पत्र आज दिनांक 23-08-2024 दिने सुक्रार समय 3:02:00 PM इसे श्री/श्रीमती/कुमारी MS AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED, जिसका द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Thru - Lalit Sharma

Lalit

हस्ताक्षर प्रस्तुतकर्ता

MS AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED



उपस्थित पंजीकृत अधिकारी (बादशहपुर)

उपस्थित पंजीकृत व श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD के RAVI RAJOTHEE द्वारा है। प्रस्तुत पत्र के तर्जों को दोनों पक्षों

ने सुझकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी RINDERJEET सिंह RAM NARAYAN निवासी GGM व श्री/श्रीमती/कुमारी VIKAS सिंह ASHOK KUMAR निवासी GGM ने की।

बाकरी नं: 1 को इन सम्बन्धित अधिकारों के रूप में जानते हैं तथा यह बाकरी नं: 2 की पहचान करते हैं।

उपस्थित पंजीकृत अधिकारी (बादशहपुर)

दिनांक 23-08-2024

AND

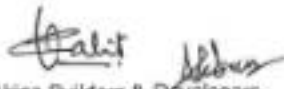
DLF Home Developers Limited (CIN: U74899HR1995PLC082458 & PAN AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 8.11.2022, of the **SECOND PART.**

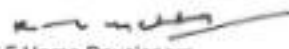
AND

DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre, Sansad Marg, New Delhi, 110 001 (hereinafter referred to as the **"Confirming Party-I"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-1, Gurugram-122002, Haryana (India) (hereinafter referred to as the **"Confirming Party-II"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART;**

(The 'Land Owner', 'Developer' and the 'Confirming Parties' are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

Whereas the Land Owner is the owner of land admeasuring 0.65 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as the **"Said Land"**), details of which are given in **Schedule-A** mentioned herein below. The Land Owner has represented it is competent and has full right, absolute authority to sell, dispose off and transfer the Said Land and enter into this Agreement.


Akina Builders & Developers
Private Limited


DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6736

2024-2025

1



पेशकशी



आर्किटेक्ट



गवाह

उपसमूक्त पंजीयन अधिकारी

पेशकशी > MS AKINA BUILDERS AND DEVELOPERS PRIVATE
LIMITEDआर्किटेक्ट > Shri RAVI RAJOTHAROLF HOME DEVELOPERS
LTD

गवाह 1 > INDERJEET

गवाह 2 > VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 6736 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 616 के पृष्ठ नं 31 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 74 से 77 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुला मेरे सामने किये हैं।

दिनांक 23-08-2024



उपसमूक्त पंजीयन अधिकारी बादशाहपुर

And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas a Development Agreement dated 15th September, 2006, Supplementary Agreement dated 2nd Aug, 2010, Addendum to Development Agreement dated 28th March, 2012 and Addendum dated 30th March, 2012 had been executed by the Land Owner, Confirming Party- I and the confirming party therein, with respect to various agricultural land parcels in District Gurugram, Haryana which includes the Said Land, for an agreed consideration.

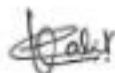
And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and had approached the Land Owner and proposed to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

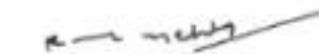
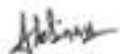
And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.

And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land alongwith other land into a Residential Colony in this Agreement as under.



Akina Builders & Developers
Private Limited



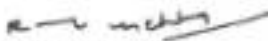
DLF Home Developers
Limited



NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "**Project**") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
2. The Parties have agreed that they shall apply before the Director General Town and Country Planning, Haryana ("**DTCP**") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4.
 - a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.
 - b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement, the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.
5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said


Akina Builders & Developers
Private Limited


DLF Home Developers
Limited



Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("DTCP") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.

6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("**HRERA Rules**") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.

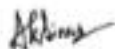

 Akina Builders & Developers
 Private Limited


 DLF Home Developers
 Limited

9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement and receive the entire sale consideration in its name.
11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.
12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges
13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975")-and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/reenactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.



Akina Builders & Developers
Private Limited



DLF Home Developers
Limited



16. The terms and conditions of the Development Agreement dated September 15, 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Lalit Sharma who has been authorized vide Resolution dated 17.12.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Ravi Raj Singh, who has been authorized vide Resolution dated 08.11.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

Schedule A

Village Maidawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Akina Builders & Developers Private Limited	613/647	Rectangle No.45 Kila No. 5/4 (5-4), area 5 Kanai 4 Marla	Full	5-4
Total - 5 Kanai 4 Marla Or 0.65 acre					


Akina Builders & Developers
Private Limited


DLF Home Developers
Limited



IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

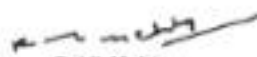
Akina Builders & Developers Private Limited


Lalit Sharma


Abhishek Kumar Singh
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited


Rohit Mehta
(Authorised Signatory)

Confirming Party-I

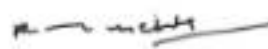
DLF Commercial Project Corporation


Arun Kumar Bhagat


Jayant Erickson
(Authorised Signatories)


DRAFTED BY
As per Instruction Given
By Both Parties
BHAL SINGH (ADVOCATE)
GURUGRAM

Confirming Party-II
DLF Limited


Rohit Mehta
(Authorised Signatory)

WITNESSES:

1. 
Indrajit Sr. Raut
DLP AGN

2.


Vikas Singh
Gateway Tower DLF
Gurgaon



Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	GOT2034H4674			Stamps Duty Paid : ₹ 1000	
QRN No.	120353782			Penalty : ₹ 0	
Seller / First Party Detail					
Name:	Akina Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurgaon	State :	Haryana
Phone :	98****08				
Buyer / Second Party Detail					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurgaon	State :	Haryana
Phone :	98****08				
Purpose :	Special Power Of Attorney				

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.nj.in>

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 22nd day of August, 2024, by **M/s Akina Builders & Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with **Mr. Lalit Sharma** and **Mr. Abhishek Kumar Singh**, duly authorized vide board resolution dated 17.12.2021 (hereinafter called as the **"Executant"**), which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns).

WHEREAS the Executant is the absolute owner of the land measuring **5 Kanal 4 Marla** equivalent to **0.65 acre**, situated in the revenue estate of Maidawas Tehsil Badshahpur District Gurugram, details of which are given in **Schedule A** of this Power of Attorney (hereinafter referred to as **"the Said Land"**).

Akina Builders & Developers Private Limited

प्लेन न:167

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	बादशहपुर
गांव/शहर	मैदावास

पत्र संबंधी विवरण	
पृष्ठ 0 रुपये	स्टाम्प टुकड़ी की राशि 1000 रुपये
स्टाम्प नं : 43/IT/2024/4674	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:120447371
	पेंटिंग शुल्क 3 रुपये
Digitized By:  Dr. B. S. Singh	Service Charge:200

यह प्लेन आज दिनांक 23-08-2024 दिन बुधवार समय 3:08:00 PM बजे श्रीश्रीमती कुमारी
AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED by LALIT SHAJMAOTHER निवास GURUGRAM
द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपस्थित पंजीयन अधिकारी (बादशहपुर)

उपस्थित पेशकर्ता व श्रीश्रीमती कुमारी DLF HOME DEVELOPERS LTD by RAVI RAJMAOTHER - जजिर है। प्रस्तुत प्लेन
के तथ्यों को दोनों पक्षों ने

मे सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्रीश्रीमती कुमारी/INDERJEET सिंह RAM NARAYAN
निवासी GGM व श्रीश्रीमती कुमारी VIKAS सिंह ASHOK KUMAR
निवासी GGM से की।

तारीख नं:1 को इस सम्बन्ध में अधिवक्ता के रूप में जजरी है तथा वह तारीख नं:2 की पहचान करता है।



उपस्थित पंजीयन अधिकारी (बादशहपुर)

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "**Said Agreement**") with **DLF Home Developers Limited (PAN AACCD0037H)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the '**Developer**') for development of the Said Land.

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Gool, Mr. Lok Pal Singh, Mr. Rohit Sharma, Ms. Anjana Bali, Ms. Vandana Arora, Ms. Aakanksha Moudgil, Mr. Puneet Rakheja, Mr. Pankaj Jain, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "**Attorney**") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say:-

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shehri Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("**SPB**"), Ministry of Environment and Forests ("**MOEF**"), State Expert Appraisal Committee ("**SEAC**"), State Environment Impact Assessment Authority ("**SEIAA**") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the

Reg. No.

Reg. Year

Book No.

167

2024-2025

4



मालिक



आर्किटेक्ट



सबान

उपसमूक्त पंजीयन अधिकारी

मालिक :- M/s LALIT SHARMA OTHER AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED

आर्किटेक्ट :- M/s RAVI RAJOTI ERODL HOME DEVELOPERS LTD

सबान 1 :- INDERJEET

सबान 2 :- VKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 167 आज दिनांक 23-08-2024 को बही में 4 जिल्द में 23 के पृष्ठ में 174.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द में 45 के पृष्ठ संख्या 61 से 64 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और सबानों ने अपने इस्ताफाजिनाम जंगल में नामने किये हैं।

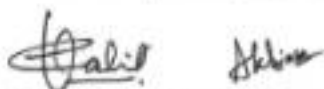
दिनांक 23-08-2024



उपसमूक्त पंजीयन अधिकारी बादशाहपुर

Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), state infrastructure development charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

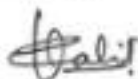
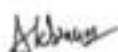
3. To receive letter of intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), state infrastructure development charges (SIDC)





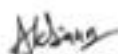
infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.

9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleadors and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.



14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal , Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s),Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc, in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.

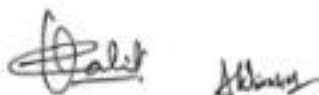


18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.





Schedule A

Village Maidawns, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khowat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Akima Builders & Developers Private Limited	613/647	Rectangle No.45 Kila No.5/4 (5- 4), area 5 Kanal 4 Marla	Full	5-4
Total - 5 Kanal 4 Marla Or 0.65 acre					

In Witness Whereof the Executant had signed this Power of Attorney on the day,
month and year hereinabove written.

EXECUTANT

Akima Builders & Developers Private Limited



Lalit Sharma



Abhishek Kumar Singh

Witnesses:

1st Indershet

2.

Indershet Sr Ramaloversan
DLF Group



Vikas Singh, Shri Abhishek Kumar
Gurugram, District Gurugram


DRAFTED BY
As per Instruction Given
By Both Parties
BHALI SINGH (ADVOCATE)
GURUGRAM



DDO Copy: 0368		E - CHALLAN Government of Haryana		Cashless Copy	
Valid Upto: 29-09-2024 (Cash)		0120447371*			
		23-09-2024 (Chq/DD)			
GRN No.: 0120447371		Date: 22 Aug 2024 13:02:12			
Office Name: 0368-SDM BACHHANPUR					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration				100	
0030-03-104-97-51 Posting Fees				5	
PD AcRe		0			
Deduction Amount: ₹				0	
Total/Net Amount: ₹				105	
₹ One Hundred and Five Rupees					
Tender's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-					
PAN No:					
Tender's Name: DLF Home Developers Ltd					
Address: GURUGRAM HARYANA - 122002					
Particulars: Registration Fee					
Cheque/DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		800159900810922082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

DDO Copy: 0368		E - CHALLAN Government of Haryana		A/R Sept Copy	
Valid Upto: 29-09-2024 (Cash)		0120447371*			
		23-09-2024 (Chq/DD)			
GRN No.: 0120447371		Date: 22 Aug 2024 13:02:12			
Office Name: 0368-SDM BACHHANPUR					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration				100	
0030-03-104-97-51 Posting Fees				5	
PD AcRe		0			
Deduction Amount: ₹				0	
Total/Net Amount: ₹				105	
₹ One Hundred and Five only					
Tender's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-					
PAN No:					
Tender's Name: DLF Home Developers Ltd					
Address: GURUGRAM HARYANA - 122002					
Particulars: Registration Fee					
Cheque/DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		800159900810922082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 26/08/2024	
Certificate No.	G0T2324H0026			Stamp Duty Paid : ₹ 202500	
GRN No.	120206404			Penalty : ₹ 0	
<u>Seller / First Party Detail</u>					
Name:	Arie Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dilshadpuri	District :	Gurgaon	State :	Haryana
Phone :	99****58				
<u>Buyer / Second Party Detail</u>					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dilshadpuri	District :	Gurgaon	State :	Haryana
Phone :	99****56				
Purpose :	Development Agreement				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://registry.nj.haryana.gov.in>

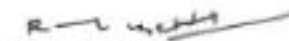
DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 22nd day of August, 2024;

BY AND BETWEEN

Arie Builders & Developers Private Limited (CIN: U45201HR2006PTC091-949 & PAN: AAFCA9051K), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002 (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Abhishek Singh, authorized vide Board Resolution, dated 26.03.2021 of the **ONE PART;**


Arie Builders & Developers
Private Limited


DLF Home Developers
Limited

प्रलेख नं:6733

दिनांक:23-08-2024

लोक संबंधी विवरण	
डीड का नाम	COLLABORATION
AGREEMENT	
लड़कियाँ/लड़क-लड़की	बादशाहपुर
मान/शहर	मैदाबास
धन संबंधी विवरण	
राशि 10125000 रुपये	स्टाम्प ड्यूटी की राशि 202500 रुपये
स्टाम्प नं : GUT7024H0936	स्टाम्प की राशि 202500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChalan:120209421
	वेस्टिंग शुल्क 0 रुपये
Drafted By: BHAI. SINGH ADV	Service Charge:-

यह प्रलेख आज दिनांक 23-08-2024 दिन बुधवार समय 2:58:00 PM बजे श्री/श्रीमती लुमारी
 श्री. आरती विन्दन एण्ड डेवलपर्स प्रा.लि. जी-39 बैलमैन्ट ऐन.जी.ऐल.ई.पाटे-2 नई दिल्ली by LALIT SHARMA OTHER
 निवासे द्वारा पंजीकरण हेतु बनतुन किया गया।

अपराजित पंजीकृत अधिकारी (बादशाहपुर)

हस्ताक्षर धर्मजुगकर्ता

श्री. आरती विन्दन एण्ड डेवलपर्स प्रा.लि. जी-39 बैलमैन्ट ऐन.जी.ऐल.ई.पाटे-2 नई दिल्ली

उपरोक्त पेशकारी व श्री/श्रीमती लुमारी DLF HOME DEVELOPERS LTD by RAVI KAJOTHEER सहित है। प्रस्तुत प्रलेख
 के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की सहजान श्री/श्रीमती लुमारी BINDERJEET सिंह RAM NARAYAN
 निवासी GGM व श्री/श्रीमती लुमारी VIKAS सिंह -ASHOK KUMAR
 निवासी GGM ने की।

राश्री नं:1 को हम सम्बन्धित अधिकारता के रूप में प्रस्तुत है तथा यह प्रलेख मीट की सहजान बनता है।

अपराजित पंजीकृत अधिकारी (बादशाहपुर)

AND

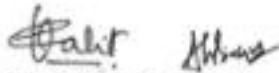
DLF Home Developers Limited (CIN : U74899HR1995PLC082458 & PAN : AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-I, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

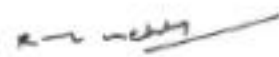
AND

DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized Signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Confirming Party-II"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART**;

(The 'Land Owner', 'Developer' and the 'Confirming Parties' are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

Whereas the Land Owner is the owner of land admeasuring 0.09375 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as the **"Said Land"**), details of which are given in **Schedule-A** mentioned herein below. The Land Owner has represented it is competent and has full right, absolute authority to sell, dispose off and transfer the Said Land and enter into this Agreement.


Arlie Builders & Developers
Private Limited


DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6733

2024-2025

1



पेशकर्ता



टाइटेडर



गवाह

उपस्थित पंजीयन अधिकारी

पेशकर्ता > thru LALIT SHARMA OTHER में, अरली विनडसे ऐण्ड डेवलपर्स प्रा.लि. पी-39

रेजिमेंट ऐन.टी.ऐस.ई.पाठ-2 नई दिल्ली Lalit

टाइटेडर > thru RAVI RAO OTHERDOLF HOME DEVELOPERS LTD

गवाह 1 > INDERJEET Inderjeetगवाह 2 > VIKAS Vikasप्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 6733 आज दिनांक 23-08-2024 को यही नं 1 जिनद नं 616 के पृष्ठ नं 30.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त यही संख्या 1 जिनद नं 1583 के पृष्ठ संख्या 60 से 64 पर विपक्षित गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरनिधान अंगुठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उपस्थित पंजीयन अधिकारी सादशाहपुर

And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas a Development Agreement dated 15th Sept., 2006, Supplementary Agreement dated 2nd Aug, 2010, Addendum to Development Agreement dated 28th June, 2013 and Addendum dated 29th June, 2013 had been executed by the Land Owner, Confirming Party- I and the confirming party therein, with respect to various agricultural land parcels in District Gurugram, Haryana which includes the Said Land, for an agreed consideration.

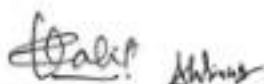
And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and had approached the Land Owner and proposed to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

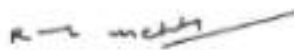
And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.

And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land alongwith other land into a Residential Colony in this Agreement as under.



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Private Limited



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NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "**Project**") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
2. The Parties have agreed that they shall apply before the Director General Town and Country Planning, Haryana ("**DTCP**") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4.
 - a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.
 - b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement, the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.



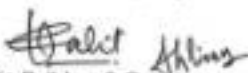
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Private Limited

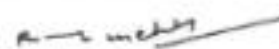


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5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("DTCP") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.
6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("**REERA Act**"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("**HRERA Rules**") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner


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hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.

9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement and receive the entire sale consideration in its name.
11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.
12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges
13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975")-and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/reenactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after


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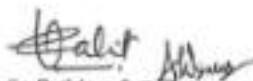
obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.

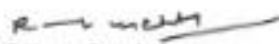
16. The terms and conditions of the Development Agreement dated September 15, 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr Lalit Sharma who has been authorized vide Resolution dated 26.03.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Ravi Raj Singh, who has been authorized vide Resolution dated 08.11.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

Schedule A

Village Maldawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20)

No	Owner	Khewat/ Khata No	Rect/Kla No	Share	Net Area (K-M)
1	Arlie Builders & Developers Private Limited	396/414	Rectangle No.28 Kila No.24/2/1min (0-12), 24/2/3(0-3) total area 0 Kanal 15 Marla	Full	0-15
Total - 0 Kanal 15 Marla Or 0.09375 acre					


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Private Limited


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Limited



IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

Arle Builders & Developers Private Limited



Lalit Sharma

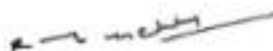


Abhishek Singh

(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Rohit Mehta

(Authorised Signatory)

Confirming Party-I

DLF Commercial Project Corporation



Arun Kumar Bhagat



Jayant Erickson

(Authorised Signatories)

Confirming Party-II

DLF Limited



Rohit Mehta

(Authorised Signatory)

WITNESSES:

1.



Indrajit S. Ramdas
DLF Ltd

2.



Vimal Bhojani
Gateday Tower DLF
Gurgaon



Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/06/2024	
Certificate No.	G07202414678			Stamp Duty Paid	₹ 1000
GRN No.	128354051			Penalty	₹ 0
Seller / First Party Detail					
Name	Arjie Builders and Developers private limited.				
H.No/Floor	1st	Sector/Ward	1st	LandMark	Shopping mall complex arjun marg
City/Village	Dlfcityphase1	District	Gurugram	State	Haryana
Phone	88****56				
Buyer / Second Party Detail					
Name	Df Home Developers limited				
H.No/Floor	2nd	Sector/Ward	1st	LandMark	Df shopping mall arjun marg
City/Village	Dlfcityphase1	District	Gurugram	State	Haryana
Phone	92****02				
Purpose	Special Power of Attorney				

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

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 22nd day of August, 2024, by M/s **Arjie Builders & Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with Mr. Lalit Sharma and Mr. Abhishek Singh duly authorized vide board resolution dated 26.03.2021 (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns)

WHEREAS the Executant is the absolute owner of the land measuring 0 Kanal 15 Marla equivalent to 0.09375 acre, situated in the revenue estate of Madaawas Tehsil Badshahpur District Gurugram, details of which are given in **Schedule A** of this Power of Attorney (hereinafter referred to as "the Said Land").

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "Said Agreement") with **DLF Home Developers Limited (PAN AACCD0037H)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-I, Gurugram -122002, Haryana (India) (hereinafter referred to as the "Developer") for development of the Said Land.

Arjie Builders & Developers Private Limited

प्रलेख नं:170

दिनांक:23-08-2024

ग्रीड संबंधी विवरण

ग्रीड का नाम SPA
 तहसील/तब-तहसील बादशाहपुर
 गांव/शहर मैदावात

घन संबंधी विवरण

राशि 0 रुपये स्टाम्प इस्टी की राशि 1000 रुपये
 स्टाम्प नं : GHT2024044673 स्टाम्प की राशि 1000 रुपये
 रजिस्ट्रेशन फीस की राशि 100 BChallan:120447762 पंस्टिंग शुल्क 3 रुपये

Drafted By: BHAIL SINGH ADV

Service Charge:100

यह प्रलेख आज दिनांक 23-08-2024 दिन बुधवार समय 3:11:00 PM बजे श्री/श्रीमती/कुमारी

ARLIE BUILDERS AND DEVELOPERS PVT LTD by LALIT SHARMA OTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीवन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता
 ARLIE BUILDERS AND DEVELOPERS PVT LTD

उपस्थित पेशकारी व श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD by RAVI RAJ OTHER रहनिर है। प्रस्तुत प्रलेख के तथ्यों को दोहरी पक्षां

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी INDERJEET पति RAM NARAYAN निवासी GGM व श्री/श्रीमती/कुमारी VIKAS पति ASHOK KUMAR निवासी GGM ने की।

साक्षी नं:1 को इन सम्बन्धित/अभियन्ता के पुत्र/पुत्री है तथा वह साक्षी नं:2 की पहचान करता है।



उपस्थित पंजीवन अधिकारी (बादशाहपुर)

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Goel, Mr. Lok Pal Singh, Mr. Rohit Sharma, Ms. Anjana Bali, Ms. Vandana Arora, Ms. Aakanksha Moudgil, Mr. Puneet Rakheja, Mr. Punkaj Jain, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "Attorney") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana - Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("SPB"), Ministry of Environment and Forests ("MOEF"), State Expert Appraisal Committee ("SEAC"), State Environment Impact Assessment Authority ("SEIAA") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), state infrastructure development charges ("SIDC"), Infrastructure




Reg. No.

Reg. Year

Book No.

170

2024-2025

4



पेशकरी



अभिमत



सकह

उपसंयुक्त पंजीयन अधिकारी

पेशकरी :- thru LALIT SHARMA OTHER ARLIE BUILDERS AND DEVELOPERS PVT LTD

अभिमत :- thru RAVI RAM OTHER DLF HOME DEVELOPERS LTD

सकह 1 :- INDERJEET

सकह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रत्येक क्रमांक 170 आज दिनांक 23-08-2024 को बही में 4 जिल्द में 23 के पृष्ठ में 175.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द में 45 के पृष्ठ संख्या 74 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने इस्तासरा/मिहान अंगूठा मेरे सामने किये है।

दिनांक: 23-08-2024



उपसंयुक्त पंजीयन अधिकारी कादशाहपुर

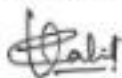
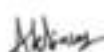
Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

3. To receive letter of intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/ securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), state infrastructure development charges (SIDC) infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurgaon or elsewhere the same be situated for the development of the Said Land.
9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the



Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.

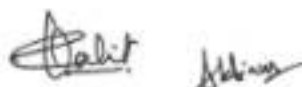
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.
14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any



action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.

15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSPV and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in





this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.

21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.

Schedule A
Village Maidawar, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Artie Builders & Developers Private Limited	396/414	Rectangle No.28 Kila No.24/2/1min (0-12), 24/2/3(0-3) total area 0 Kanal 15 Marla	Full	0-15
Total - 0 Kanal 15 Marla Or 0.09375 acre					



In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Artic Builders & Developers Private Limited



Lalit Sharma



Abhishek Singh

Witnesses:

1. *Indrajit*

2.


Vikas Vb Shri Ashok Kumar
Gateway Tower DLF
Gurgaon

Indrajit S. Ramalingam
@LP & Co


DRAFTED BY
As per Instruction Given
By Both Parties
BHALI SINGH (ADVOCATE)
GURUGRAM

THE REGISTRAR
BADSHAHPUR
JALPAIGURI DISTRICT
WEST BENGAL
INDIA



DDO Code: 008	E - CHALLAN Government of Haryana	Candidate Date
Valid Upto: 20-08-2024 (Cash) "120447762" 23-08-2024 (Chq/DD)		
GRN No.: 6120447762	Date: 22 Aug 2024 13:05:16	
Office Name: 3355-SDM SADOHAPUR		
Treasury: Gurgaon		
Period: (2024-25) One Time		
Head of Account		Amount ₹
0000-03-104-89-51 Fees for Registration		100
0000-03-104-87-51 Posting Fees		0
PD Acks: 0		
Deduction Amount: ₹		0
Total Net Amount: ₹		100
₹ One Hundred and Five Rupees		
Tenderer's Detail		
GPF/FRAN/TRN/Art. no./Vendor/No/Taxid:-		
PAN No:		
Tenderer's Name: DLF Home Developers Ltd		
Address: GURUGRAM/HARYANA - 122002		
Particulars: Registration Fee		
Cheque/DD- Detail: Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 000150909853822082024		
Payment Date: 22/08/2024		
Bank: SDI Aggregator		
Status: Success		

DDO Code: 008	E - CHALLAN Government of Haryana	Candidate Date
Valid Upto: 20-08-2024 (Cash) "120447762" 23-08-2024 (Chq/DD)		
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Tenderer's Detail		
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FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 000150909853822082024		
Payment Date: 22/08/2024		
Bank: SDI Aggregator		
Status: Success		

* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Gris website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Non Judicial		 Indian-Non Judicial Stamp Haryana Government 		Date : 20/08/2025
Certificate No.	GOT2025-11044	 		Stamp Duty Paid : ₹ 1574500
GRN No.	138022165			Penalty : ₹ 0
Seller / First Party Detail				
Name :	Arle builders and Developers Private limited			
H.No/Floor :	1st	Section/Ward :	Na	LandMark : Shopping mall complex arjun marg
City/Village :	Dilchhaseel	District :	Gurgaon	State : Haryana
Phone :	98****06			
Buyer / Second Party Detail				
Name :	Dlf home developers Limited			
H.No/Floor :	2nd	Section/Ward :	Na	LandMark : Dlf shopping mall arjun marg
City/Village :	Dilchhaseel	District :	Gurgaon	State : Haryana
Phone :	98****06			
Purpose :	Development Agreement			



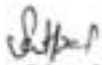

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.haryana.gov.in>

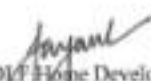
DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurgaon on this 27th day of August, 2025;

BY AND BETWEEN

Arle Builders & Developers Private Limited (CIN U45201HR2006PTC091949, PAN AAFC9051K), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurgaon-122002 (hereinafter referred to as the "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Satpal, authorized vide Board Resolution, dated 26.03.2021 of the ONE PART;



 Arle Builders & Developers Private Limited



 DLF Home Developers Limited

प्रलेख नः7511

दिनांक:27-08-2025

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	मैदागल
धन संबंधी विवरण	
राशि 78718752 रुपये	स्टाम्प ड्यूटी की राशि 1574375 रुपये
स्टाम्प नं : g02025b1044	स्टाम्प की राशि 1574500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECheque:135018171
	पेन्टिंग शुल्क 0 रुपये
Drafted By: SELF	Service Charge:0

यह प्रलेख आज दिनांक 27-08-2025 दिन बुधवार सुमय 2:40:00 PM बजे श्री/श्रीमती /कुमारी
 M/S ABLE BUILDERS AND DEVELOPERS PVT. LTD DLF PHASE I GURUGRAM सिखाए द्वारा पंजीकरण हेतु
 प्रस्तुत किया गया।

Sattar

हस्ताक्षर प्रस्तुतकर्ता

M/S ABLE BUILDERS AND DEVELOPERS PVT. LTD DLF PHASE I GURUGRAM

[Signature]
 उप/अधुनक पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LIMITED thv MANOJ KUMAR COURT
 GUARDIAN इजिर है। प्रस्तुत प्रलेख के सम्पत्ती को दोनों पक्षों
 ने बुनकर तथा समझकर इनाकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAJIBURAJ SINGH पित्त RANJIT
 SINGH निवासी GURUGRAM व श्री/श्रीमती /कुमारी RAJESH पित्त KARAMBIE
 निवासी GURUGRAM ने की।
 राशी नं:1 को इस सम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह राशी नं:2 की पहचान करता है।



[Signature]
 उप/अधुनक पंजीयन अधिकारी (बादशाहपुर)

AND

DLF Home Developers Limited (CIN U74899HR1995PLC082458, PAN AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-1, Gurugram - 122002, Haryana (India) (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera, authorised vide Board Resolution, dated 28.10.2020, of the **SECOND PART**.

(The Land Owner and Developer shall hereinafter be collectively referred to as the "**Parties**" and individually as the "**Party**").

Whereas the Land Owner is the owner of land admeasuring 1.43125 acres falling in revenue estate of Maidawar, Sector 63, Sub-Tehsil Badshahpur, District Gurugram, Haryana (hereinafter referred to as the "**Said Land**"), details of which are given in **Schedule-A**. The Land Owner has acquired/purchased Said Land from Milda Buildwell Private Limited vide sale deed no. 1950 dated 06.05.2025, registered at the office of the Sub-Registrar, Badshahpur.

And Whereas Milda Buildwell Private Limited had executed a development agreement dated 22.08.2024 registered at the office of Sub-Registrar, Badshahpur, vide Document No. 6732, dated 23.08.2024 transferred the development rights with respect to the Said Land in favor of the Developer herein, and the Developer had provided its No Objection Certificate (NOC) for the sale of the Said Land by the Milda Buildwell Private Limited to the Land Owner.

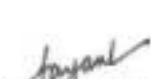
And Whereas the Land Owner has represented it is competent and has full right, absolute authority to sell, dispose of and transfer the Said Land and enter into this Agreement and the Land Owner has further represented that it has un-impeachable absolute right, title and interest, free from all claims(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and Land Owner and Developer propose and agree to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

And Whereas the Land Owner has permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.


Arlie Builders & Developers Private Limited

 
DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

7511

2025-2026

1



ऐककर्ता



होतेदार



सबह

उपसंयुक्त पंजीयन अधिकारी

ऐककर्ता :- M/S ARJIE BUILDERS AND DEVELOPERS PVT. LTD DLF PHASE 1
GURUGRAM Sadpal

होतेदार :- Mr MANOJ KUMAR COURT GUARDIAN DLF HOME DEVELOPERS
LIMITED My

सबह 1 :- RAGHURAJ SINGH Raj Singh

सबह 2 :- RAJESH Raj

प्रमाण पत्र

प्रमाणित किया जाता है कि वह प्रवेश क्रमांक 7511 आज दिनांक 27-08-2025 को बही नं 1 विन्द नं 640 के पृष्ठ नं 18.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 विन्द नं 2413 के पृष्ठ संख्या 24 से 26 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और सबहों ने अपने हस्ताक्षर/निशान अंकित मेरे सामने किये हैं।

दिनांक 27-08-2025



उपसंयुक्त पंजीयन अधिकारी सादरपुर

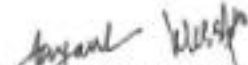
And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land along with other land into a Residential Colony in this Agreement as under.

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "Project") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
2. The Parties have agreed that they shall apply before the Director Town and Country Planning, Haryana ("DTCP") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4. (a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.

(b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement, the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.
5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner

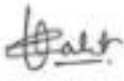
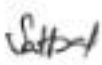

Arlie Builders & Developers Private Limited

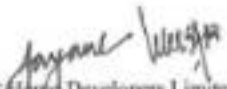

DEF Home Developers Limited



before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.

6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("RERA Act"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("HRERA Rules") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.
9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of the developed areas/units as per the present Agreement and receive the entire sale consideration in its name.
11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.

 
Arlie Builders & Developers Private Limited


DLF Home Developers Limited



12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges
13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975") and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/re-enactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier,
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.
16. The terms and conditions of the Business Development Agreement dated August 2, 2006 executed between DLF Limited and DLF Commercial Projects Corporation (DCPC) and Development Agreement dated September 15, 2006 (as amended to date) executed by the Land Owner with DCPC and confirming parties therein, shall be binding on the parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Satpal who has been authorized vide Resolution dated 26.03.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Manoj Kumar, who has been authorized vide Resolution dated 28.10.2020 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

Arjie Builders & Developers Private Limited

DLF Home Developers Limited



Schedule A

Village Maidawas, Sub Tehsil Badshahpur, District Gurugram
Jamabandi Year 2019-20, Mutation No. 3873, 3957, 4079 and 4165

Land Owner	Khewat /Khata No.	Rectangle/Kila No.	Share	Net Area
Artie Builders & Developers Private Limited	613/647	Rectangle No 45, Kila No 5/2 (1-6), field 1 area measuring 1 Kanal 6 Marla	full	1 Kanal 6 Marla
	548/581	Rectangle No 27, Kila No 20/2/1 (5-17), 21/1/1 (0-1), 21/1/3 (4-5), field 3 area measuring 10 Kanal 3 Marla	full	10 Kanal 3 Marla
Total = 11 Kanal 9 Marla equivalent to 1.43125 acres				

IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

Artie Builders & Developers Private Limited



Lalit Sharma



Satpal

(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Jayant Erickson



Krishan Kumar Sheera

(Authorised Signatories)

WITNESSES:

1. 
Rajendra Singh 3/6 24.
Panna Sid Singh
H.No 38 V.P.O Teekhi
Gurgaon

2.


Anshu S. Dhar Karambix
Sec-14, G.G.M



Non-Judicial		 Indian-Non Judicial Stamp Haryana Government 	Date: 25/08/2025
Certificate No:	GRY2025F3781		Stamp Duty Paid: ₹ 1000
GRN No:	135534639		Penalty: ₹ 0
<u>Seller / First Party Detail</u>			
Name:	Arle builders and Developers Private Limited		
H.No/Floor:	1st	Section/Ward:	No
LandMark:	Shopping mall complex arjun marg		
City/Village:	Dholyphaseri	District:	Gurugram
State:	Haryana		
Phone:	98****06		
<u>Buyer / Second Party Detail</u>			
Name:	DR Home developers Limited		
H.No/Floor:	2nd	Section/Ward:	No
LandMark:	Off shopping mall arjun marg		
City/Village:	Dholyphaseri	District:	Gurugram
State:	Haryana		
Phone:	98****06		
Purpose:	Special Power of Attorney		





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

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 27th day of August, 2025, by M/s Arle Builders & Developers Private Limited (CIN U45201HR2006PTC091949, PAN AAFCA9051K), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with Mr. Lalit Sharma and Mr. Satpal duly authorized vide board resolution dated 26.03.2021 (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns)

WHEREAS the Executant is the absolute owner of the land measuring 11 Kanal 9 Marla equivalent to 1.43125 acres, situated in the revenue estate of Madawas Sub Tehsil Badshahpur, District Gurugram, details of which are given in Schedule A of this Power of Attorney (hereinafter referred to as "Said Land").




Arle Builders & Developers Private Limited

प्रवेश नं:162

दिनांक:27-08-2025

ग्रीड संबंधी विवरण

ग्रीड का नाम SPA
तहसील/तब-तहसील बादशाहपुर
गांव/शहर मैदाबाद

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ह्यूटी की राशि 1000 रुपये
स्टाम्प नं : 20/2025(736) स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीज की राशि 100 EChallan:135736248 सेलेंटिक शुल्क 3 रुपये
रुपये

Drafted By: SELF

Service Charge 200

यह प्रवेश आज दिनांक 27-08-2025 दिन बुधवार समय 2:42:00 PM बजे श्री/श्रीमती /कुमारी
ARJIE BUILDERS AND DEVELOPERS PRIVATE LIMITED द्वारा SATPALOTHIR, निवास GURUGRAM द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीयन अधिकारी (बादशाहपुर)

Satpal

हस्ताक्षर प्रस्तुतकर्ता

ARJIE BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपरोक्त पंजीकृत व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LIMITED द्वारा MANOJ KUMAROTHIR, निवास है।

प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों ने

ने सुनकर तथा समझकर स्वीकार किया। (दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RACHURAJ SINGH पिता RANJIT
SINGH निवासी GURUGRAM व श्री/श्रीमती /कुमारी RAJESH पिता KARAMBIR

निवासी GURUGRAM में की।

पक्षी नं:1 को हम जयशंकर /अधिवक्ता के रूप में-समझते हैं तथा यह पक्षी नं:2 की पहचान करते हैं।



उपस्थित पंजीयन अधिकारी (बादशाहपुर)

AND WHEREAS, the Executant has acquired/purchased the Said Land from Milda Buildwell Private Limited vide sale deed no. 1950 dated 06.05.2025, registered at the office of the Sub-Registrar Badshahpur.

AND WHEREAS the Executant had entered into a Development Agreement dated 27.08.2025 (hereinafter referred to as the "**Said Agreement**") with **DLF Home Developers Limited** (CIN U74899HR1995PLC082458, PAN AACCD0037H), a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the "**Developer**") for development of the Said Land.

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Goel, Mr. Lisk Pal Singh, Mr. Rohit Sharma, Ms. Anjana Bali, Mr. Jayant Ericsson, Mr. Krishan Kumar Sheera, Ms. Vandana Arora, Ms. Anarkala Moudgil, Mr. Puneet Rakheja, Mr. Pankaj Jais, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "**Attorney**") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana - Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shiksha Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("**SPB**"), Ministry of Environment and Forests ("**MOEF**"), State Expert Appraisal Committee ("**SEAC**"), State Environment Impact Assessment Authority ("**SEIAA**") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws,



Reg. No.

Reg. Year

Book No.

162

2025-2026

4



पेशकशी



अधिकृत



नवाह

उपस्थित पंजीयन अधिकारी

पेशकशी :- thru SATPALOTHE ARLIE BUILDERS AND DEVELOPERS PRIVATE LIMITED Satpal

अधिकृत :- thru MANOJ KUMAROTHE RDLF HOME DEVELOPERS LIMITED MS

नवाह 1 :- RAGHURAJ SINGH Raghu Singh

नवाह 2 :- RAJESH Rajesh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 162 आज दिनांक 27-08-2025 को बही नं 4 जिल्द नं 24 के पृष्ठ नं 84.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 56 के पृष्ठ संख्या 28 से 30 पर थिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के धस्तुतकाल और नवाही में अपने हस्ताक्षरविधान अंगुलि मोर सामने किये हैं।

दिनांक 27-08-2025



उपस्थित पंजीयन अधिकारी बरदाहापुर

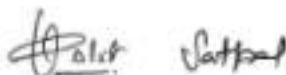
rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to External Development Charges ("EDC"), State Infrastructure Development Charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cems, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

3. To receive Letter of Intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, Layout Plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/ charges/ deposits/ securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/ sanctions/ consent/ no objection certificates/ approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.





8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, External Development Charges (EDC), State Infrastructure Development Charges (SIDC) Infrastructure Augmentation Charges(LAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.
9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/ Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/flats/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/ pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting





the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.

14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/ approval/ sanction/ no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals. To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner. To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/ State Government in respect of clauses 13 & 14, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.





17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.



25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement is completed in all respect and on receipt of completion certificate as per Act/Rules.

Schedule A

Village Maidawas, Sub Tehsil Badshahpur, District Gurgaon
Jamabandi Year 2019-20, Mutation No. 3873, 3957, 4079 and 4165

Land Owner	Khewat /Khata No.	Rectangle/Kila No.	Share	Net Area
Arlie Builders & Developers Private Limited	613/647	Rectangle No 45, Kila No 5/2 (1-6), field 1 area measuring 1 Kanal 6 Marla	full	1 Kanal 6 Marla
	548/581	Rectangle No 27, Kila No 20/2/1 (5-17), 21/1/1 (0-1), 21/1/3 (4-5), field 3 area measuring 10 Kanal 3 Marla	full	10 Kanal 3 Marla
Total - 11 Kanal 9 Marla equivalent to 1.43125 acres				

In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Arlie Builders & Developers Private Limited



Lalit Sharma



Satpal

Witnesses:

1. 

Raghu Singh Son Ransit Singh
H.No. 38 U.P.O Teekli
Gurgaon

2.


Rajesh K. Khurana
Sec. 14, G.C. 7



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024					
Certificate No.	GST2024H0372			Stamp Duty Paid :	₹ 3348000				
GRN No.	120204763			Penalty :	₹ 0				
<u>Seller / First Party Detail</u>									
Name:	Atherol Builders and Developers private limited								
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg				
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana				
Phone :	99*****56								
<u>Buyer / Second Party Detail</u>									
Name :	Dlf Home Developers limited								
H.No/Floor :	2nd					Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana				
Phone :	99*****56								
Purpose :	Development Agreement								

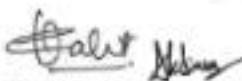
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://grsaffty.haryana.gov.in>

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 22nd day of August, 2024;

BY AND BETWEEN

Atherol Builders & Developers Private Limited (CIN: U45400HR2007PTC08-9790 & PAN: AAGCA8936L), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002 (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Abhishek Singh, authorized vide Board Resolution, dated 11.03.2021 of the **ONE PART;**


Atherol Builders & Developers
Private Limited


DLF Home Developers
Limited

प्लेन नं: 6734

दिनांक: 23-08-2024

ग्रीड संबंधी विवरण

ग्रीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील बदायुन

गांव/बहरा मैदान

घन संबंधी विवरण

एचि 16740000 रुपये

स्ट्रक्चर ड्यूटी की रशि 3348000 रुपये

स्ट्रक्चर नं : GHT3004H3772

स्ट्रक्चर की एचि 3348000 रुपये

रजिस्ट्रेशन फीस की एचि 50000 रुपये

EChalan: 120208674

वैटिंग शुल्क 3 रुपये

Drafted By: BHAI SINGH ADV

Service Charge 200

यह प्लेन आज दिनांक 23-08-2024 दिन बुधवार समय 2:50:00 PM बजे श्री/श्रीमती /कुमारी
MS ATHEROX BUILDERS AND DEVELOPERS PRIVATE LIMITED निवाश द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Thru- Lalit Sharma

उपस्थित पंजीकृत अधिकारी (बदायुन)

हस्ताक्षर प्रस्तुतकर्ता

MS ATHEROX BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपस्थित पंजीकृत व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LTD thru RAVI RAJOTHEK हाजिर है। प्रस्तुत प्लेन
के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। (दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/INDERJEET पति RAM NARAYAN
निवासी GGM व श्री/श्रीमती /कुमारी VIKAS पति ASHOK KUMAR
निवासी GGM ने की।
सारी नं: 1 को इस सम्बन्धित /अधिनियम के रूप में जाना है तथा यह सारी नं: 2 की पहचान करता है।

उपस्थित पंजीकृत अधिकारी (बदायुन)

दिनांक 23-08-2024

AND

DLF Home Developers Limited (CIN: U74899HR1995PLC082458 & PAN: AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-I, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

AND

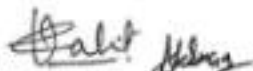
DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatory Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (PAN: AACCD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Confirming Party-II"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART**;

(The 'Land Owner', 'Developer' and the 'Confirming Parties' are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

Whereas the Land Owner is the owner of the following lands:

- i. land admeasuring 1.45 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as **"Land Parcel - A"**) and
- ii. land admeasuring 0.10 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as **"Land Parcel - B"**)

'Land Parcel - A' and the 'Land Parcel -B' are hereinafter collectively referred to as the **"Said Land"**, details of which are given in **Schedule-A** mentioned herein below. The Land Owner has represented it is competent and has full right, absolute authority to sell, dispose off and transfer the Said Land and enter into this Agreement.



Atherol Builders & Developers
Private Limited



DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6734

2024-2025

1



पेशकरी



दावेदार



गवाह

उपस्थित पंजीयन अधिकारी

पेशकरी :- MIS ATHEROL BUILDERS AND DEVELOPERS PRIVATE LIMITED

दावेदार :- thru RAW RAJOTHERDLF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6734 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 616 के पृष्ठ नं 30.6 पर किया गया तथा इसकी एक प्रति जतिप्रिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 65 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरलवेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षरानिवान अगूठ मीरे हासने किये हैं।

दिनांक 23-08-2024



उपस्थित पंजीयन अधिकारी कादशहपुर

And Whereas the Regional Director (Northern Region), Ministry of Corporate Affairs, New Delhi (Central Government) vide its Order dated 27.09.2021 approved Scheme of Amalgamation under Section 233 of the Companies Act, 2013 between various companies including merger of Abjayoni Estates Developers Private Limited with Atherol Builders & Developers Private Limited, and accordingly all the properties, assets and liabilities including the Land Parcel - A stood transferred to and vested in Atherol Builders & Developers Private Limited, the Land Owner herein.

And Whereas Land Parcel - B had been purchased by the Land Owner vide Sale deed bearing Vasika No. 3454 dated 14.06.2024 registered at the office of the Sub-Registrar Badshahpur, Haryana. Mutation bearing no. 4071 dated 09.07.2024 was sanctioned on the basis of aforesaid registered sale deed.

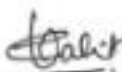
And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas a Development Agreement dated 30th Aug, 2006, Supplementary Agreement dated 2nd Aug, 2010, and Addendum dated 06.11.2014 had been executed by the Abjayoni Estates Developers Private Limited (merged with Atherol Builders & Developers Private Limited, the Land Owner herein), Confirming Party- I and the confirming party therein, with respect to various agricultural land parcels in District Gurugram, Haryana which includes the Land Parcel - A, for an agreed consideration.

And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and had approached the Land Owner and proposed to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.



Atherol Builders & Developers
Private Limited



DLF Home Developers
Limited



And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.

And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land alongwith other land into a Residential Colony in this Agreement as under.

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "**Project**") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
2. The Parties have agreed that they shall apply before the Director General Town and Country Planning, Haryana ("**DTCP**") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4.
 - a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.
 - b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement,


Athar Builders & Developers
Private Limited


DLF Home Developers
Limited

the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.

5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("DTCP") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.
6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("RERA Act"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("HRERA Rules") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner



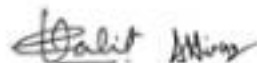
 Athar Builders & Developers
 Private Limited


 DLF Home Developers
 Limited



hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.

9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement and receive the entire sale consideration in its name.
11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.
12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges
13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975")-and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/reenactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.



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Private Limited



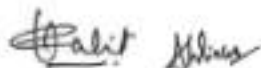
DLF Home Developers
Limited

16. The terms and conditions of the Development Agreement dated 30th Aug, 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the Parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Lalit Sharma who has been authorized vide Resolution dated 11.03.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Ravi Raj Singh, who has been authorized vide Resolution dated 08.11.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

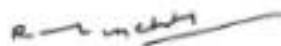
Schedule A

Village Maidawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Atherol Builders & Developers Private Limited (Land Parcel-A)	613/647	Rectangle No.28 Kila No. 16/2 (6-9), 25/1(5-11) total area 12 Kanai 0 Marla	232/240	11-12
2	Atherol Builders & Developers Private Limited (Land Parcel-B)	613/647	Rectangle No.28 Kila No. 16/2 (6-9), 25/1(5-11) total area 12 Kanai 0 Marla	8/240	0-8
		504/535	Rectangle No.45 Kila No.6/1(2-13), area 2 Kanai 13 Marla	8/53	0-8
Total - 12 Kanai 8 Marla 1.55 acres					



Atherol Builders & Developers
Private Limited



DLF Home Developers
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IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER
Atherol Builders & Developers Private Limited



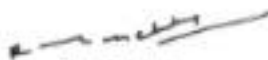
Lalit Sharma



Abhishek Singh

(Authorised Signatories)

DEVELOPER
DLF Home Developers Limited



Rohit Mehta

(Authorised Signatory)

Confirming Party-I
DLF Commercial Project Corporation



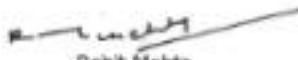
Arun Kumar Bhagat



(Authorised Signatories)

Confirming Party-II
DLF Limited


DRAFTED BY
As per Instruction Given
By Both Parties
BHAL SINGH (ADVOCATE)
GURUGRAM



Rohit Mehta

(Authorised Signatory)

WITNESSES:

1.



2.


Vikas Singh
Solely for DLF
Gurugram

Indersant S. Ramalingam
DLF GAW



100% Pure & Natural
100% Pure & Natural
100% Pure & Natural
100% Pure & Natural
100% Pure & Natural

Non-Judicial		Indian-Non Judicial Stamp Haryana Government		Date: 20/08/2024	
Certificate No.	GCT2024-4842			Stamp Duty Paid	₹ 1000
GRN No.	120352206			Penalty	₹ 0
Seller / First Party Detail					
Name:	Atherol Builders and Developers private limited				
H.No/Floor:	1st	Sector/Ward:	Na	LandMark:	Shopping mall complex arjun marg
City/Village:	Dilochhapal	District:	Gurgaon	State:	Haryana
Phone:	98****06				
Buyer / Second Party Detail					
Name:	DF Home Developers limited				
H.No/Floor:	2nd	Sector/Ward:	Na	LandMark:	Shopping mall complex arjun marg
City/Village:	Dilochhapal	District:	Gurgaon	State:	Haryana
Phone:	98****06				
Purpose:	Special Power of Attorney				

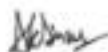


The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://grshry.nc.in>

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 22nd day of August, 2024, by **M/s Atherol Builders & Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with Mr. Lalit Sharma and Mr. Abhishek Singh duly authorized vide board resolution dated 11.03.2021 (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns)

WHEREAS the Executant is the absolute owner of the land measuring **12 Kanal 8 Marla** equivalent 1.55 acres situated in the revenue estate of Maudawar Tehsil Badshahpur District Gurugram, details of which are given in **Schedule A** of this Power of Attorney (hereinafter referred to as "the Said Land").

Atherol Builders & Developers Private Limited

प्रलेख नं:169

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	बादशाहपुर
माल/शहर	मैदानासा
धन संबंधी विवरण	
पृथि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : CH72024/4442	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChalan:120449690
	वेस्टिंग शुल्क 3 रुपये
Drafted By: BHAL SINGH ADV	
Service Charge:200	

यह प्रलेख आज दिनांक 23-08-2024 दिन बुधवार समय 3:10:00 PM को बीबीएमटी नुमायी
 ATHEROL BUILDERS AND DEVELOPERS PVT LTD के LALIT SHARMA OTHER निवास GURUGRAM द्वारा
 पंजीकरण हेतु प्रस्तुत किया गया।

इसकातर प्रस्तुतकर्ता
 ATHEROL BUILDERS AND DEVELOPERS PVT LTD

उपस्थान्त पंजीकृत अधिकारी (बादशाहपुर)

उपस्थान्त पंजीकृत न बीबीएमटी नुमायी : DLF HOME DEVELOPERS LTD के RAVI RAJOTHEER इतिर है। प्रस्तुत प्रलेख
 के तृतीय को दोनो पक्षों
 ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान बीबीएमटी नुमायी INDERJEET पित्त RAM NARAYAN
 जिसको GCM न बीबीएमटी नुमायी VIKAS पित्त ASHOK KUMAR
 जिसको GCM नै की।
 पक्षी नं:1 को इस सम्बन्धित /अधिकारता के रूप में जानाई है तथा न पक्षी नं:2 की पहचान करता है।



उपस्थान्त पंजीकृत अधिकारी (बादशाहपुर)

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "**Said Agreement**") with **DLF Home Developers Limited (PAN AACCD0037H)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurgaon -122002, Haryana (India) (hereinafter referred to as the '**Developer**') for development of the Said Land.

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Goel, Mr. Lok Pal Singh, Mr. Rohit Sharma, Ms. Anjana Bali, Ms. Vandana Aroon, Ms. Aakanksha Moudgil, Mr. Puneet Rakheja, Mr. Pankaj Jain, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "**Attorney**") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shehri Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("**SPB**"), Ministry of Environment and Forests ("**MOEF**"), State Expert Appraisal Committee ("**SEAC**"), State Environment Impact Assessment Authority ("**SEIAA**") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the

Reg. No.

Reg. Year

Book No.

169

2024-2025

4



पेशकर्ता



अधिकारी



गवाह

उपस्थित पंजीयन अधिकारी

पेशकर्ता > thru LALIT SHARMA OTHER ATEROL BUILDERS AND DEVELOPERS PVT

LTD

अधिकारी > thru RAVI RAJOTHEERDL HOME DEVELOPERS

LTD

गवाह 1 > INDERJEET

गवाह 2 > VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 169 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 175.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बड़ी संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 70 से 73 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।

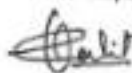
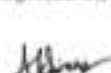
दिनांक 23-08-2024



उपस्थित पंजीयन अधिकारी रादशाहपुर

Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), state infrastructure development charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

3. To receive letter of intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), state infrastructure development charges (SIDC)



infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.

9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/plunders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ departments/ Land Acquisition Collector.



14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges; fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.



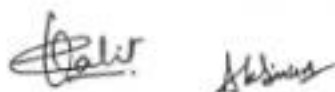



19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.





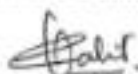
Schedule A
Village Maidawas, Tehsil Badshahpur, District Gurugram
(Jamahandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Atherol Builders & Developers Private Limited	613/647	Rectangle No.28 Kila No.16/2(6-9), 25/1(5-11) total area 12 Kanal 0 Marla	Full	12-0
2		504/535	Rectangle No.45 Kila No.6/1(2-13), area 2 Kanal 13 Marla	8/53	0-8
Total - 12 Kanal 8 Marla 1.55 acres					

In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Atherol Builders & Developers Private Limited



Lalit Sharma



Abhishek Singh

Witnesses:

1.

Indrajit

Indrajit S. Ramnarayan
DLP AGW

2.


 Witness To Draft/Stamp/Seal
 Gateway Tower DLP
 Gurugram


 DRAFTED BY
 As per Instruction Given
 By Both Parties
 BHAL BINGH (ADVOCATE)
 GURUGRAM



DDO Code: 008	E - CHALLAN Government of Haryana	Generate Copy
Valid Upto: 25-08-2024 (Cash) '123449890' 25-08-2024 (Chq/DD)		
GRN No.: 012049890	Date: 22 Aug 2024 13:27:17	
Office Name: 0365-SDM BACHWA-PUR		
Treasury: Gurgaon		
Period: (2024-25) One Time		
Head of Account		Amount ₹
0000-03-104-99-51 Fees for Registration		100
0000-03-104-97-51 Parking Fees		5
PD A/c No: ₹		
Deduction Amount: ₹		0
Total Net Amount: ₹		105
₹ One Hundred and Five Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Acc. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Home Developers Ltd		
Address: GURUGRAM HARYANA - 122002		
Particulars: Registration Fee		
Cheque/DD- Detail: Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CNR/Ref No:	800150918119622062024	
Payment Date:	22/08/2024	
Bank:	SBI Aggregator	
Status:	Success	

DDO Code: 008	E - CHALLAN Government of Haryana	400 Split Copy
Valid Upto: 25-08-2024 (Cash) '123449890' 25-08-2024 (Chq/DD)		
GRN No.: 012049890	Date: 22 Aug 2024 13:27:17	
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₹ One Hundred and Five only		
Tenderer's Detail		
GPF/PRAN/TIN/Acc. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Home Developers Ltd		
Address: GURUGRAM HARYANA - 122002		
Particulars: Registration Fee		
Cheque/DD- Detail: Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CNR/Ref No:	800150918119622062024	
Payment Date:	22/08/2024	
Bank:	SBI Aggregator	
Status:	Success	

* Note :- Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Graas website. This status become available after 24 hrs of deposit of cash or clearance of cheque/DD.



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	G0T2324H3972			Stamp Duty Paid : ₹ 94500	
GRN No.	130207190			Penalty : ₹ 0	
<u>Seller / First Party Detail</u>					
Name:	Hoshi Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dilochhaseel	District :	Gurugram	State :	Haryana
Phone :	99****56				
<u>Buyer / Second Party Detail</u>					
Name :	Df Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Df shopping mall arjun marg
City/Village :	Dilochhaseel	District :	Gurugram	State :	Haryana
Phone :	99****56				
Purpose :	Development Agreement				

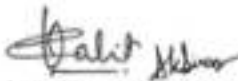
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://gstshry.nclt.in>

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 22nd day August, 2024;

BY AND BETWEEN

Hoshi Builders & Developers Private Limited (CIN: U45200HR2006PTC089-905 & PAN: AABCH8041A), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002 (hereinafter referred to as the **"Land Owner"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Abhishek Kumar Singh, authorized vide Board Resolution, dated 03.03.2022 of the **ONE PART;**


Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited

प्रलेख नं: 6735

दिनांक: 23-08-2024

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील सांका/शहर	बादशाहपुर मैदावास
धन संबंधी विवरण	
राशि 4725000 रुपये	स्टाम्प ह्यूटी की राशि 94500 रुपये
स्टाम्प नं : G9T2024-03472	स्टाम्प की राशि 94500 रुपये
रजिस्ट्रेशन बीज की राशि 25000 रुपये	EC Challan: 120209770
	वैटिंग शुल्क 0 रुपये
Drafted By: TITIAL SINGH ADV	Service Charges 0

यह प्रलेख आज दिनांक 23-08-2024 दिन बुधवार समय 3:00:00 PM बजे श्री/श्रीमती/कुमारी
MS HOSHI BUILDERS & DEVELOPERS PRIVATE LIMITED vs LALIT SHARMA OTHER VAMIL BUILDERS
DEVELOPERS PRIVATE LIMITED vs LALIT SHARMA OTHER प्रियवत GURUGRAM इससे संबंधित है।
किया गया।

अप्राप्त पंजीयन अधिकारी (बादशाहपुर)

Lalit

हस्ताक्षर प्रस्तुतकर्ता

MS HOSHI BUILDERS & DEVELOPERS PRIVATE LIMITED VAMIL BUILDERS DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकरी व श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD vs RAVI RAJ OTHER इतिहास है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी/हस्ताक्षर पितृ RAM NARAYAN
निवासी GGN व श्री/श्रीमती/कुमारी VIKAS पिता ASHOK KUMAR
निवासी जलम ने की।
तारीखें: 1. इस तस्वीर/अधिकृत के रूप में जांचते हैं तथा वह तारीखें 2 की पहचान करता है।

Lalit

AND

DLF Home Developers Limited (CIN: U74899HR1995PLC082458 & PAN: AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-I, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

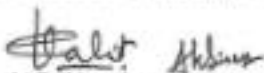
AND

DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (CIN: 70101HR1963PLC002484 , PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Confirming Party-II"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART**;

(The "Land Owner", "Developer" and the "Confirming Parties" are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

Whereas the Land Owner is the owner of land admeasuring 0.04375 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as the **"Said Land"**), details of which are given in **Schedule-A** mentioned herein below. The Land Owner has represented it is competent and has full right, absolute authority to sell, dispose off and transfer the Said Land and enter into this Agreement.

And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of


Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6735

2024-2025

1



पेशकरी



डिबेटर



गवाह



उपस्थित पंजीयन अधिकारी

पेशकरी :- thru LALIT SHARMAOTHER MS HOSEA BUILDERS & DEVELOPERS
PRIVATE LIMITED thru LALIT SHARMAOTHER MAMIL BUILDERS DEVELOPERS
PRIVATE LIMITED

डिबेटर :- thru RAVI RAJOTHELD HOME DEVELOPERS
LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6735 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 816 के
पृष्ठ नं 30.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या
69 से 73 पर विपकाई गयी। यह भी प्रमाणित किया जाता है कि इस प्रस्ताव के प्रस्तुतकर्ता और गवाहों ने
अपने हस्ताक्षर/निष्ठान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024

उपस्थित पंजीयन अधिकारी बदायुनपुर

Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas a Development Agreement dated 16th October 2006, Supplementary Agreement dated 2nd Aug, 2010, Addendum to Development Agreement dated 28th June, 2013 and Addendum dated 29th June, 2013 had been executed by the Alfonso Builders & Developers Private Limited (now merged with Hoshi Builders & Developers Private Limited, the Land Owner herein), Confirming Party-I and the confirming party therein, with respect to various agricultural land parcels in District Gurugram, Haryana which includes the Said Land, for an agreed consideration.

And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

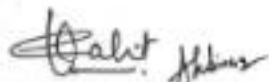
And Whereas the Regional Director (Northern Region), Ministry of Corporate Affairs, New Delhi (Central Government) vide its Order dated 27.09.2021 approved Scheme of Amalgamation under Section 233 of the Companies Act, 2013 between various companies including merger of Alfonso Builders & Developers Private Limited with Hoshi Builders & Developers Private Limited, and accordingly all the properties, assets and liabilities including the Said Land stood transferred to and vested in Hoshi Builders & Developers Private Limited, the Land Owner herein.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and had approached the Land Owner and proposed to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.

And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land alongwith other land into a Residential Colony in this Agreement as under.



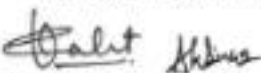
Hoshi Builders & Developers
Private Limited



DLF Home Developers
Limited

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "**Project**") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects, engineers, contractors, staff and workmen shall be borne and paid by the Developer.
2. The Parties have agreed that they shall apply before the Director General Town and Country Planning, Haryana ("**DTCP**") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4.
 - a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.
 - b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement, the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.
5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("**DTCP**") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make

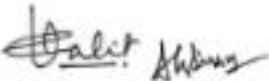

Hoshi Builders & Developers
Private Limited

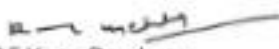

DLF Home Developers
Limited



all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.

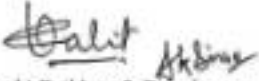
6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("**HRERA Act**"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("**HRERA Rules**") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.
9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement and receive the entire sale consideration in its name.

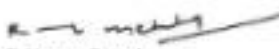

Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited



11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.
12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges
13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975")-and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/reenactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.
16. The terms and conditions of the Development Agreement dated 16th October 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Lalit Sharma who has been authorized vide Resolution dated 03.03.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.


Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited



19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Ravi Raj Singh, who has been authorized vide Resolution dated 08.11.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

Schedule A

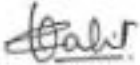
Village Maldawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

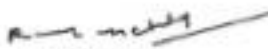
No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Hoshi Builders & Developers Private Limited	613/647	Rectangle No.45 Kila No. 5/3 (0-7), area 0 Kanal 7 Marla	Full	0-7
Total - 0 Kanal 7 Marla Or 0.04375 acre					

IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER
Hoshi Builders & Developers
Private Limited

DEVELOPER
DLF Home Developers Limited


Lalit Sharma Abhishek Kumar Singh
(Authorised Signatories)

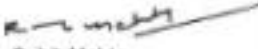

Rohit Mehta
(Authorised Signatory)

Confirming Party-I
DLF Commercial Project
Corporation


DRAFTED BY
As per Instruction Given
By Both Parties
WHAL SINGH (ADVOCATE)
GURUGRAM

Confirming Party-II
DLF Limited


Arun Kumar Bhagat Jayant Erickson
(Authorised Signatories)


Rohit Mehta
(Authorised Signatory)

WITNESSES:

1. Indrajit 2.

Indrajit & Ramchagan
26-6-22


Vikas Singh, Ashish Kumar
Gill, DLF
Gurugram



THE UNIVERSITY
OF CALIFORNIA
AT BERKELEY
LIBRARY

New Address		Indian-Non Judicial Stamp Haryana Government		Date : 28/08/2024	
Certificate No.	G0T2024H4882		Stamp Duty Paid : ₹ 1000		
GRN No.	120354171		Penalty : ₹ 0		
Seller / First Party Detail					
Name:	Hoshi Builders and Developers private limited				
H.No/Floor:	1st	Sector/Ward:	Na	LandMark:	Shopping mall complex arjun marg
City/Village:	Dlf city phase I	District:	Gurugram	State:	Haryana
Phone:	98*****96				
Buyer / Second Party Detail					
Name:	Dlf Home Developers limited				
H.No/Floor:	2nd	Sector/Ward:	Na	LandMark:	Dlf shopping mall arjun marg
City/Village:	Dlf city phase I	District:	Gurugram	State:	Haryana
Phone:	98*****96				
Purpose:	Special Power of Attorney				

The authenticity of this document can be verified by scanning the QR Code Through smart phone or on the website of the Registrar of Haryana.

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 22nd day of August, 2024, by M/s **Hoshi Builders & Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with Mr. Lalit Sharma and Mr. Abhishek Kumar Singh duly authorized vide board resolution dated 03.03.2022 (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns)

WHEREAS the Executant is the absolute owner of the land measuring 0 Kanal 7 Marla equivalent 0.04375 acre, situated in the revenue estate of Maidawas Tehsil Badshahpur District Gurugram, details of which are given in **Schedule A** of this Special Power of Attorney (hereinafter referred to as "the Said Land").

Hoshi Builders & Developers Private Limited

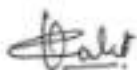
प्रलेख नं:168

दिनांक:23-08-2024

डीडी संबंधी विवरण	
डीडी का नाम	SPA
तहसील/तहसील	बादशाहपुर
गांव/सहर	मैदावास
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : CHT2024199832	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChalan:120458391
	पेस्टिंग शुल्क 3 रुपये
Prepared By: BHAI SINGH ADV	Service Charge:200

यह प्रलेख अर्द्ध दिनांक 23-08-2024 दिन शुक्रवार समय 3:09:00 PM बजे श्री/श्रीमती (कुमारी)
HOSHI BUILDERS AND DEVELOPERS PVT LTD by LALIT SHARMA OTHER शिवांत GUEUGRAM द्वारा पंजीकरण
हेतु प्रस्तुत किया गया है।

उपस्थित पंजीयन अधिकारी (बादशाहपुर)



हस्ताक्षर प्रस्तुतकर्ता
HOSHI BUILDERS AND DEVELOPERS PVT LTD

उपस्थित पेशकर्ता व श्री/श्रीमती (कुमारी) DLF HOME DEVELOPERS LTD by RAVI RAJOTER, हाजिर है। प्रस्तुत प्रलेख
के तथ्यों को दोहरी पकड़

में युक्त तथा समझकर स्वीकार किया। दोहरी पकड़ की पहचान श्री/श्रीमती (कुमारी) INDERJEET सिंह RAM NARAYAN
निवासी GOM व श्री/श्रीमती (कुमारी) VIKAS सिंह ASHOK KUMAR
निवासी GOM ने की।

साक्षी नं:1 को हम सम्बन्धित (अधिकृत) के रूप में जमाने के साथ यह साक्षी नं:2 की पहचान कराते हैं।



उपस्थित पंजीयन अधिकारी (बादशाहपुर)

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "**Said Agreement**") with **DLF Home Developers Limited (PAN AACCD0037H)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the "**Developer**") for development of the Said Land.

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Goel, Mr. Lok Pal Singh, Mr. Rohit Sharma, Ms. Anjana Bali, Ms. Vandana Arora, Ms. Aakarshita Moudgil, Mr. Puneet Rakheja, Mr. Pankaj Jain, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "**Attorney**") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say:-

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shehri Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("**SPB**"), Ministry of Environment and Forests ("**MOEF**"), State Expert Appraisal Committee ("**SEAC**"), State Environment Impact Assessment Authority ("**SEIAA**") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a

Reg. No.

Reg. Year

Book No.

168

2024-2025

4



पेशकशी



अधिकृत



गवाह

उपासयुक्त पंजीयन अधिकारी

पेशकशी > thru LALIT SHARMA OTHER HOSHI BUILDERS AND DEVELOPERS PVT

LTD

अधिकृत > thru RAVI RAJ OTHER GOLF HOME DEVELOPERS

LTD

गवाह 1 > INDERJEET

गवाह 2 > VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 168 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 175 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 65 से 69 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मीरे सामने किये हैं।

दिनांक 23-08-2024



उपासयुक्त पंजीयन अधिकारी बादशाहपुर

stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), state infrastructure development charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

3. To receive letter of intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), state infrastructure development charges (SIDC) infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are



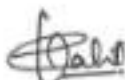
payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.

9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions/documents/ undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from/notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.






14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.






18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.



Schedule A
Village Maidwas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Hoshi Builders & Developers Private Limited	613/647	Rectangle No.45 Kila No.5/3 (0-7), area 0 Kanal 7 Marla	Full	0-7
Total - 0 Kanal 7 Marla or 0.04375 acre					

In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Hoshi Builders & Developers Private Limited

[Signature]

Lalit Sharma

[Signature]

Abhishek Kumar Singh

Witnesses:

1.

[Signature]

2.

[Signature]
Vikas Chandra Kumar
Gurugram

[Signature]
Indrajit S. Ram Chandra
DLF Group

[Signature]
DRAFTED BY
As per Instruction Given
By Both Parties
BHAL SINGH (ADVOCATE)
GURUGRAM



100/100/100
100/100/100/100
100/100/100/100
100/100/100/100
100/100/100/100

Non-Judicial	 Indian-Non Judicial Stamp Haryana Government		Date: 30/08/2024
Certificate No. G072024H4675		Stamp Duty Paid: ₹ 1000	
GRN No. 120353910		Penalty: ₹ 0	
<u>Seller / First Party Detail</u>			
Name: Vamil Builders and Developers private limited			
H.No/Floor: 1st	Sector/Ward: Na	LandMark: Shopping mall complex arjun marg	
City/Village: DLF Phase I	District: Gurugram	State: Haryana	
Phone: 98****06			
<u>Buyer / Second Party Detail</u>			
Name: DLF Home Developers limited			
H.No/Floor: 2nd	Sector/Ward: Na	LandMark: DLF shopping mall arjun marg	
City/Village: DLF Phase I	District: Gurugram	State: Haryana	
Phone: 98****06			
Purpose: Special Power of Attorney			

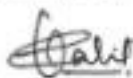



The authenticity of this document can be verified by scanning this QR Code Through smart phone or at the website www.haryana.gov.in

POWER OF ATTORNEY

This Power of Attorney is made at Gurugram, Haryana on this 22nd day of August, 2024, by **M/s Vamil Builders & Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002, Haryana acting through its authorized signatories with Mr. Lalit Sharma and Mr. Abhishek Kumar Singh duly authorized vide board resolution dated 29.11.2021 (hereinafter called as the **"Executant"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns)

WHEREAS the Executant is the absolute owner of the land measuring **3 Kanal 12 Marla** equivalent to 0.45 acre, situated in the revenue estate of Maidawas Tehsil Badshahpur District Gurugram, details of which are given in **Schedule A** of this Power of Attorney (hereinafter referred to as **"the Said Land"**).




Vamil Builders & Developers Private Limited

प्रमेय नं:168

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/तह-तहसील	बादशाहपुर
गांव/ग्राम	मैदावारा
घन संबंधी विवरण	
रशि 0 बघे	स्टाम्प ह्यूटी की रशि 1000 बघे
स्टाम्प नं : G6T2024H4675	स्टाम्प की रशि 1000 बघे
इजिस्ट्रेशन फीड की रशि 100 बघे	E.Chalan:120438608
	रशियन शुल्क 2 बघे
Drawn By: BHAJ SINGH ADV	Service Charge:200

यह प्रमेय आज दिनांक 23-08-2024 दिवस बुधवार समय 3:05:00 PM बजे श्री/श्रीमती /कुमारी
VAMEL BUILDERS DEVELOPERS PRIVATE LIMITED व/वा LALIT SHARMA के द्वारा निवास GURUGRAM द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।

(Signature)

उपस्थित पंजीकृत अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता
VAMEL BUILDERS DEVELOPERS PRIVATE LIMITED

उपरोक्त पंजीकृत व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LTD व/वा RAVI RAJ OTHER इतिरि है। प्रस्तुत प्रमेय
के अर्थात् की दोनो पार्त

ने सुझकर तथा समझकर स्वीकार किया। दोनो पार्त की पहचान श्री/श्रीमती /कुमारी/ANDERJIT सिंग RAN NARAYAN
निवासी GGM व श्री/श्रीमती /कुमारी VIKAS सिंह ASHOK KUMAR
निवासी GGM ने की।

तारीख नं:1 को इन सम्बन्धित अधिकारिता के रूप में मान्य है तथा यह तारीख नं:2 की पहचान करता है।



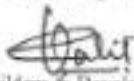
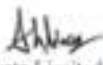
उपस्थित पंजीकृत अधिकारी (बादशाहपुर)

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "**Said Agreement**") with **DLF Home Developers Limited (PAN AACCD003711)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurgaon -122002, Haryana (India) (hereinafter referred to as the "**Developer**") for development of the Said Land.

AND WHEREAS in terms of the Said Agreement, the Executant is required to provide an irrevocable power of attorney to the Developer authorizing it to apply and procure all licenses, migration of licenses, sanctions, approvals, no objections, permissions, registrations, etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable power of attorney and appoint, nominate and constitute the Developer i.e. **M/s DLF Home Developers Limited** represented through Mr. Devinder Singh, Ms. Neelu Gori, Mr. Lok Pal Singh, Mr. Rohit Sharma, Ms. Anjana Boli, Ms. Vandana Arora, Ms. Aakanksha Moudgil, Mr. Puneet Rakheja, Mr. Pankaj Jain, Mr. Siddharth Gandhi or any of its authorized representative as may be authorized by the Developer (hereinafter each of them referred to as the "**Attorney**") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the said Agreement, that is to say: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana - Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shehri Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority, State Pollution Board ("**SPB**"), Ministry of Environment and Forests ("**MOEF**"), State Expert Appraisal Committee ("**SEAC**"), State Environment Impact Assessment Authority ("**SEIAA**") and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a



 Varnil Builders & Developers Private Limited

Reg. No.

Reg. Year

Book No.

166

2024-2025

4



पेशकरी



प्रधिकर



गवाह

उपस्थित पंजीयन अधिकारी

पेशकरी :- M/s LALIT SHARMAOTHER VAMIL BUILDERS DEVELOPERS PRIVATE LIMITED

प्रधिकर :- M/s RAVI RAJOTHEOLF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 166 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 174.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 58 से 60 पर बिपबाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मी सजने किये है।

दिनांक 23-08-2024



उपस्थित पंजीयन अधिकारी बादशाहपुर

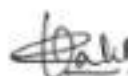
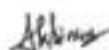
stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), state infrastructure development charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security, and charges including but not limited to, license fees, scrutiny fees, EDC & SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

3. To receive letter of intent ("LOI"), licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challāns, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), state infrastructure development charges (SIDC) infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are



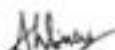
payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.

9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regard to the project/colony, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/ Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.



14. To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.



19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
23. This power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.

25. This power of attorney is irrevocable and shall be valid until the project as stated in Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.





Schedule A
Village Maidawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khatn No	Rect/Kila No	Share	Net Area (K-M)
1	Vamil Builders & Developers Private Limited	613/647	Rectangle No.28 Kila No.25/2(2-9) and Rectangle No.45 Kila No.5/1(1-3) Total area 3 Kanal 12 Marla	Full	3-12
Total - 3 Kanal 12 Marla or 0.45 acre					

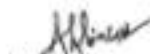
In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Vamil Builders & Developers Private Limited



Lalit Sharma



Abhishek Kumar Singh

Witnesses:

1.

Indrajit

Indrajit Sr. Ramalingam

DLF 24W

2.

b
Vishal Singh, Panchayat
Secretary, DLF
Gurgaon

302
DRAFTED BY
As per Instruction Given
By Both Parties
BNAL SINGH (ADVOCATE)
GURUGRAM

Non-Judicial		 Indian-Non Judicial Stamp Haryana Government 	Date: 20/08/2024
Certificate No.	GOT2024H3888		Stamp Duty Paid: ₹ 972000
GRN No.	120206128		Penalty: ₹ 0
Seller / First Party Detail			
Name:	Vamil Builders and Developers private limited		
H.No/Floor:	1st	Sector/Ward:	Na
City/Village:	Dlfcityphase1	District:	Gurugram
Phone:	99*****56	State:	Haryana
Buyer / Second Party Detail			
Name:	DLF Home Developers limited		
H.No/Floor:	2nd	Sector/Ward:	Na
City/Village:	Dlfcityphase1	District:	Gurugram
Phone:	99*****56	State:	Haryana
Purpose:	Development Agreement		



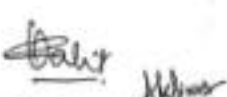

The authenticity of this document can be verified by scanning the QR Code Through smart phone or on the website <https://registrar.hic.in>

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Gurugram on this 22nd day of August, 2024;

BY AND BETWEEN

Vamil Builders & Developers Private Limited (CIN: U45201HR2006PTC092-046 & PAN : AACCV3147Q), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase 1, DLF City, Gurugram-122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Abhishek Kumar Singh, authorized vide Board Resolution, dated 29.11.2021 of the **ONE PART**;


 Vamil Builders & Developers
 Private Limited


 DLF Home Developers
 Limited

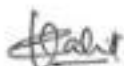
प्रलेख नं:6737

दिनांक:23-08-2024

श्रीष्ठ संबंधी विवरण	
श्रीष्ठ का नाम AGREEMENT	COLLABORATION
तहसील/तहसील	बादशाहपुर
गांव/ग्राम	मैंदावाम
धन संबंधी विवरण	
राशि 48830000 रुपये	स्टाम्प दुगुटी की राशि : 972000 रुपये
स्टाम्प नं : G9CB0450398	स्टाम्प की राशि 972000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EC Challan:1204503641
	पेस्टिंग शुल्क 0 रुपये
Drawn By: BHAI, SINGH ADV	Service Charge:0

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:03:00 PM बजे श्रीभीमजी कुमारी
MS VAMIL BUILDERS & DEVELOPERS PRIVATE LIMITED द्वारा द्वाया पंजीकरण हेतु प्रस्तुत किया गया।

Thru - Lalit Sharma



हस्ताक्षर प्रस्तुतकर्ता

MS VAMIL BUILDERS & DEVELOPERS PRIVATE LIMITED

उपस्थित पंजीकरण अधिकारी (बादशाहपुर)

उपस्थित पेशकर्ता व श्रीभीमजी कुमारी DLF HOME DEVELOPERS LTD द्वाया RAVI RAJOTHEE इंडियन है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों

ने सुमकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्रीभीमजी कुमारी/INDERJEET पितर RAM NARAYAN
निकासी GGM व श्रीभीमजी कुमारी VIKAS पितर ASHOK KUMAR
निकासी GGM ने की।

तारीखें नं:1 को इस सम्बन्धित/अधिकृत के रूप में जानते हैं तथा यह तारीखें नं:2 की पहचान करता है।



दिनांक 23-08-2024

उपस्थित पंजीकरण अधिकारी (बादशाहपुर)

AND

DLF Home Developers Limited (CIN : U74899HR1995PLC082458 & PAN : AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-I, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

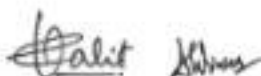
AND

DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the **"Confirming Party-II"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the **"Confirming Parties"**) of the **OTHER PART**;

(The 'Land Owner', 'Developer' and the 'Confirming Parties' are hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**).

Whereas the Land Owner is the owner of land admeasuring 0.45 acre situated in the revenue estate of village Maidawas, Sub Tehsil Badshahpur, District Gurugram, Sector 63 (hereinafter referred to as the **"Said Land"**), details of which are given in **Schedule-A** mentioned herein below. The Land Owner has represented it is competent and has full right, absolute authority to sell, dispose off and transfer the Said Land and enter into this Agreement.

And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land and further represent that the Said Land is eligible for development under the relevant laws of the state of



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Private Limited



DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6737

2024-2025

1



एशकरी



राजेश्वर



गवाह

उपसदस्य पंजीयन अधिकारी

एशकरी :- MS VAMIL BUILDERS & DEVELOPERS PRIVATE
LIMITED [Signature]

राजेश्वर :- thru RAVI RAJOTHEER DLF HOME DEVELOPERS
LTD [Signature]

गवाह 1 :- INDEBJET [Signature]

गवाह 2 :- VIKAS [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 6737 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 616 के पृष्ठ नं 31.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 78 से 81 पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/मिहान अंगूठा मरे सामने किये हैं।

दिनांक 23-08-2024



उपसदस्य पंजीयन अधिकारी बादशाहपुर

Haryana without any impediment of any nature as per the notified Gurugram - Manesar Master Plan 2031.

And Whereas a Development Agreement dated 10th Jan. 2008, Supplementary Agreement dated 2nd Aug, 2010, Addendum to Development Agreement dated 27th June, 2014 had been executed by the Land Owner, Confirming Party- I and the confirming party therein, with respect to various agricultural land parcels in District Gurugram, Haryana which includes the Said Land, for an agreed consideration.

And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and had approached the Land Owner and proposed to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement.

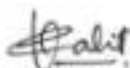
And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

And Whereas the Land Owner had provided all requisite information and documents including the title documents pertaining to the Said Land for applying on its behalf for grant of license for developing a Residential Colony.

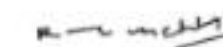
And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land alongwith other land into a Residential Colony in this Agreement as under.

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "Project") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh in terms of the Agreement. The entire cost of development, construction and implementation of the Project on the Said Land including fees, taxes, cesses, any government levies, thereon or any other payments payable to the architects,



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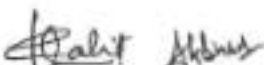


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engineers, contractors, staff and workmen shall be borne and paid by the Developer.

2. The Parties have agreed that they shall apply before the Director General Town and Country Planning, Haryana ("DTCP") for the issuance of license for the Said Land.
3. The Parties mutually agree that they shall from time to time execute all such further documents and provide all reasonable assistance to the other Parties as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.
4.
 - a) The Land Owner has handed over the possession of the Said Land to the Developer simultaneously with the execution of this Agreement to enable the Developer to carry out its obligations under this Agreement.
 - b) The physical possession of the Said Land shall remain under the custody of the Developer and in the event of any dispute arising with any party relating to title, possession, and/or tenancies pertaining to the Said Land or any part thereof, the same shall be settled by the Land Owner at its own cost and risks. After the handing over of the possession of the Said Land to the Developer, the same shall not be disturbed by the Land Owner for any reason whatsoever. In the event of any hindrance or interference by the Land Owner or anyone claiming under it, in any manner whatsoever resulting in delay in the completion of the development and construction work within the time stipulated in this Agreement, the time schedule for the completion of the development and construction works shall be extended by the time equivalent to such period of delay.
5. The Land Owner undertakes to sign all such applications, documents, writings, and declarations that may be required by the Developer with respect to the Said Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("DTCP") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register such Power of Attorney(s) in favour of the Developer and/or its nominee(s) as the Developer may deem necessary, including grant of authority and power to make all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations, NOC's, extensions, renewals etc. The said Power of Attorney(s) shall contain the right to sub-delegate all or any of the powers contained therein and shall also include the right to initiate / defend legal cases for the protection of the titles and the


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possession of the Said Land and the buildings to be constructed thereon and the same shall be executed simultaneously with the execution of this Agreement. The Land Owner agrees and undertakes not to cancel, revoke or modify the Power of Attorney without prior written consent of the Developer and shall keep the same in full force till such time as desired by the Developer for full implementation and completion of the colony/project.

6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from the competent authorities at its own costs and the Land Owner shall not have any objection and/or interfere in the same in any manner whatsoever.
7. The Developer shall apply and obtain the HRERA certificate under Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**"), and the Haryana Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules ("**HRERA Rules**") for the Project.
8. The Developer shall be entitled to sell, transfer, convey and assign total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project to prospective purchasers and to receive the sale proceeds therefrom in its own name, during or after the completion of the construction, without any objection or hindrance from the Land Owner. The Land Owner hereby agrees to execute and enter into any agreement and/or document, if required by the Developer, for the said purpose.
9. Further, it is agreed between the Land Owner and the Developer that the Land Owner and the Developer shall share the total revenue generated from the sale of total saleable built up/carpet area that may be achieved on the licensable area of the Said Land in the Project in the ratio of 30:70 respectively.
10. The Developer shall, at its own costs, draft all the documentation(s), leaflets, brochures, advertisements etc., for the purpose of marketing, booking, inviting to purchase, sale or offer of sale of developed areas/units as per the present Agreement and receive the entire sale consideration in its name.
11. The Land Owner shall join as a confirming party/vendor along with the Developer as the Vendor/Seller in the sale deeds for the developed areas/units on the Said Land in favour of the prospective purchasers.
12. That the Developer shall have the exclusive right and responsibility of marketing of the Project to be developed on the Said Land and shall be solely responsible



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and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the Land Owner's Entitlement from the Land Owner towards brokerage overheads charges

13. That the stamp duty and registration charges payable on this Agreement and any supplementary/ addendum agreement(s) shall be borne by the Developer.
14. The Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Haryana Development and Regulation of Urban Areas Act, 1975 ("Act 8 of 1975") and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules 1976") and amendments thereto/reenactment thereof till the grant of final completion certificate to the Residential Colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("DTCP"), whichever is earlier.
15. This Agreement shall be irrevocable and no modification /alteration etc. in the terms and conditions of this Agreement shall be undertaken, except after obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.
16. The terms and conditions of the Development Agreement dated 10 January 2008 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts at Gurgaon alone and the Punjab & Haryana High Court at Chandigarh shall exclusively have the jurisdiction to deal with and decide all matters/disputes directly or impliedly arising out of or concerning this Agreement.
18. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Lalit Sharma who has been authorized vide Resolution dated 29.11.2021 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Land Owner.
19. This Agreement shall be presented for registration before the Registering Authority and got registered by Mr. Ravi Raj Singh, who has been authorized vide Resolution dated 08.11.2022 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Developer.

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Schedule A

Village Maldawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

No	Owner	Khewat/ Khata No	Rect/Kila No	Share	Net Area (K-M)
1	Vamli Builders & Developers Private Limited	613/647	Rectangle No.28 Kila No.25/2(2-9) and Rectangle No.45 Kila No.5/1(1-3) Total area 3 Kanal 12 Marla	Full	3-12
Total - 3 Kanal 12 Marla Or 0.45 acre					

IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

**Vamli Builders & Developers
Private Limited**



Lalit Sharma Abhishek Kumar Singh
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Rohit Mehta
Authorised Signatory

**Confirming Party-I
DLF Commercial Project
Corporation**



Arun Kumar Bhagat Jayant Erickson
(Authorised Signatories)

DRAPED BY
As per Instruction Given
By Both Parties
BHAI BINGH (ADVOCATE)
GURUGRAM

**Confirming Party-II
DLF Limited**



Rohit Mehta
(Authorised Signatory)

WITNESSES:

1. *Indrajit*

2.

Indrajit & Ramchandra
D.P.G.A.N

Witness to the above named
Company DLF
Gurugram

