

HL PROMOTERS PRIVATE LIMITED

LETTER OF AUTHORITY

Reference: All that place and parcel of land containing an area of 16.4 Acres (approximately) situated at Revenue Estate of Village – Nuna Majra, Tehsil - Bahadurgarh, District Jhajjar, Haryana (“said Property”)

HLT Residency Private Limited and **M/S SAS Realtech LLP** (collectively referred to as said “Owners”) as the absolute and lawful owner of the Property executed and registered a Collaboration Agreement dated 16 November, 2013, registered with the Sub Joint Registrar of Bahadurgarh under Registration Sr. No. 6125 of 2013-14, (hereinafter referred to as the said “Collaboration Agreement”) with **HL Promoters Private Limited** (“the Company”) to collaborate with each other for development and construction of the said Property by constructing residential and non-residential units/building/complex thereon as per license and other approvals issued by the competent authority.

In pursuant thereto, the Owners have also granted individually a Power of Attorney and General Power of Attorney dated 16 November, 2013 in favour of **HL Promoters Private Limited** (“the Company”) for the development of the said Property.

Under the said Collaboration Agreement and Power of Attorney(s), the Owners has authorized and permitted the Company and its authorized Attorney(s) to sell and transfer on ownership basis, various flats, apartments, tenements, units and premises in the buildings and structures to be constructed by the Company at its own cost on the said Property to third parties/ purchasers/ transferees and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the purchasers/transferees of the same.

Pursuant to the said Collaboration Agreement and Power of Attorney, the Company has conferred the powers to its Director, Mr. Anish Choudhary to do, execute and perform the acts, deeds, matters and things therein mentioned in the name of and on behalf of the Company and to appoint any person or persons to act on behalf of the Company in respect of the said Property.

In furtherance to the aforesaid, the Company through its Director, Mr. Anish Choudhary has further delegated the authority vide its Board Resolution dated 24th March 2022 and appointed **Mr. Tarun Mehrotra**, the Regional Business Head (North & East) as the authorized representative/signatory of the Company to do, execute and perform the acts, deeds, matters and things therein mentioned in the name of and on behalf of the Company and to appoint any person or persons to act on behalf of the Company in respect of the said Property.

In view of the aforesaid circumstances, Mr. Tarun Mehrotra, the authorized representative/signatory does hereby further nominate, constitute, appoint and authorizes jointly and/or severally:

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- (1). Mr. Sunil Kumar Chauhan, Assistant Vice President – Project Management;**
- (2). Mr. Kamal Kant Sehgal, Assistant Vice President – Corporate Relations;**
- (3). Ms. Sanjana Mago, Vice President – Legal;**
- (4). Mr. Sandeep Chhabda, Senior Vice President & Head Legal;**
- (5). Mr. Amit Poojari, Assistant Vice President – Legal; and**
- (6). Mr. Bibhash Chakravarty, Deputy General Manager, Marketing and Sales;**

to be our true and lawful Attorney (hereinafter referred to as "**the Authorized Representatives**"), in fact and in law and in the name and on behalf of the Company or in the name and on behalf of the Grantor to do execute and perform all or any of the following acts deeds matter and things namely:

1. To make payment of all taxes, cesses, duties, levies and outgoings of whatever nature, payable in respect of the said Property to any Board, Panchayat, Notified Area, Corporation, Body or Authority and to obtain proper receipts and discharges thereof.
2. To apply to the appropriate authority or officer of any of the departments and/or offices of the Government of Haryana for any permission, renewals, consent or sanction, Occupation certificates, promoter licenses, development licences its renewals for the Development of the said Property and transaction in and transfer of, and to do and perform all acts, things and deeds connected therewith or pertaining thereto, including in particular, but not restricted to, any application made to Town and Country Planning Department, Haryana Urban Development Authority (HUDA), Special Planning Authority, ULC Authority, Urban Development Authority, Office of Tehsildar ad Collector or any Concerned Authorities from Revenue Department, Directorate of Town & Country Planning (DTCP), Town & Country Planning (TCP), Dakshin Haryana Bijli Vitran Nigam Limited (DHBVNL) or any other Electricity Department/Authority, CGWA, State and Central Environmental Clearances (SEAC, SEIAA, EAC), Local Municipal Corporation, Gram/Village Panchayats, Haryana State Pollution Control Board (HSPCB), Public Works Department (PWD), Water and Sewage Boards, Environmental and Ecological Authorities, the District/Taluka Survey & Land Records Authorities, the State Government of Haryana (in all its ministries and departments, including the Ministry of Environment & Forests), the Central Government of India (in all its ministries and departments, including the Ministry of Environment & Forests, the Railway Ministry and Authorities, the Defense Ministry and Authorities and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division and the Airports Authority of India, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi), the Collector and other Revenue Authorities and officers, Concern Power Distribution Agency, State Water Supply & Sewerage Board, State Fire & Emergency Services Department, State Pollution Control Board, Town Planning Authorities, the Directorate of Industries and all other development authorities and/or any other government, semi-government, local or public bodies or authorities concerned (hereinafter

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collectively referred to as "**Competent Authorities**") and to represent, deal with, correspond and do all acts, deeds and things as may be necessary for the said purpose.

3. To make and submit all necessary applications of or touching the said property and/or any part or portion thereof and/or the proposed constructions to the Competent Authorities.
4. To apply for and obtain following permissions from the concerned officials of Revenue Authorities and/or Government, Semi Government Authorities:-
 - (i). To have the said Property surveyed by the Taluka/District Survey officials and Revenue Authorities and to get demarcated I certified the boundaries and areas thereof, and also of the portion/s of the said Property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition and/or requisition, as also portion/s thereof which may be affected by statutory amenity space, and to finalize the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the Taluk/District Survey officials & Revenue Authorities and all other concerned authorities.
 - (ii). To have all the revenue documents including but not limited to Jamabandi, Intekals, Licence, Shizra and Village Plan, Notified Plans, Mutation Extracts, Encumbrance Certificates, Settlement Register and all other documents as required pertaining to the said Property.
 - (iii). To apply for the conversion of the said Property and to obtain the conversion certificate/orders from the Competent Authorities.
 - (iv). To apply for and obtain from the Competent Authorities connections for water, sewerage, drainage, electricity, gas, telephone, internet, broadband and such other utilities.
5. To enter into and upon the said Property and/or any part or portion thereof, to move men, materials and equipment, set-up labour camps, and to deploy them in the construction activity thereon.
6. To commence, carry on and complete the construction of the proposed buildings upon the said Property and to do and perform all acts required therefore.
7. To sign and submit the building plans, layout plans, sub-division plans, amalgamation plans, and such other plans, drawings, designs, documents, technical calculations and specifications for and in respect of the development of the said Property to the Competent Authorities, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions, renewals and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore,

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and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by the Company and/or the, said Authorized Signatory, and to apply to the Competent Authorities for and obtain completion certificates and such other certificate/s and no objection certificates, as may be necessary for commencing, carrying out and completing the development of the said Property.

8. To make and submit applications, plans, blueprints and other representations of whatever nature necessary or requisite for the purpose of construction of buildings or groups of buildings upon the said Property and/or any part or portion thereof and to do and perform all acts, deeds and things necessary or requisite to obtain sanctions, clearances and permissions thereof.
9. To carry out and execute the development works by appointing contractors, sub-contractors, builders, material suppliers, vendors, architects, consultants, audit agencies, QS Agencies, engineers, etc., and such other agency as they deemed fit. For the aforesaid purposes, prepare, sign and execute all or any requisite/necessary deed/s, agreements, and document/s and cause the same to be duly registered, if necessary and to issue and sign the tenders, agreements/ work orders/ purchase orders for appointment of architects, consultants, auditors, contractors, vendors, suppliers as required from time to time.
10. For the purposes of these presents, to engage, retain, employ and/or appoint specialists and/or professionals such as architects, engineers, planners, designers, surveyors, accountants, tax consultants, contractors and such other consultants, professionals, experts and persons, as may be required and to pay their fees, remuneration, costs, charges and expenses, as agreed to.
11. To apply, reply, comply and obtain reclassification and/or conversion and/or re-conversion of the said Property and for these purposes perform and carry out such things as may be required.
12. To pay any fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Competent Authorities, and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same.
13. To apply for division/sub-division of the said Property and/or to amalgamate the said Property or any part/s thereof with any contiguous, adjoining or adjacent lands or properties, for the purposes of effectively jointly developing the said Property.
14. To do and perform all acts, deeds, matters and things necessary for the protection, preservation, securing and safeguarding the said Property and/or any property belonging to Company including (but not limited: to) appointing and engaging security guards in respect thereof, and/or by strengthening, constructing, and/or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of the said Property, in such manner as the said Authorized Representative may deem fit and proper.
15. To put up and erect and/or permit to be put up and erected advertisements and signboards, on the said Property or any part/s thereof.

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16. To apply for and obtain telephone, fax, e-mail, internet and for any other facility provided by the post and telegraph department or Bharat Sanchar Nigam Ltd (BSNL), or any other Telecommunications provider in State of Haryana and elsewhere in India and also for water, sewerage, drainage, electricity, gas connections, local medical/hospital/ ambulance services, and such other utilities to the concerned bodies and authorities including Haryana State Electric Supply Board, Municipal Corporation/Council, or any other Municipal corporation in any part of India, Public Works Department (PWD) and all other Central and State Government, Semi-Government Authorities, NGO's, Police, Fire and Defence departments and to represent, deal with, correspond and do all acts, deeds and things as may be necessary for the said purpose.
17. To sign, execute, submit and register all necessary forms, bills, applications, declarations, affidavits, court/legal documents, undertakings and other papers, deeds, leave and license/ lease agreements, documents, instruments and writings whatsoever.
18. To apply and obtain all the necessary approvals, permissions and certificates under the Bonus Act, Provident Fund Act, Shops and Establishment Act, Payment of Gratuity Act, Workmen Compensation Act, Employees State Insurance, Contract Act, Works Contract Act and/or any other Labour Legislations and to apply for registration of the Company under the Labour License and Trade License, BOCW, PF, ESI, Insurances, any other statutory regulation from time to time and to represent, deal with, correspond and do all acts, deeds and things as may be necessary for the said purpose in any part of India.
19. To enter into annual maintenance contracts for computers, xerox machines, fax machines, other office equipment, housekeeping contracts, contracts with private security guards' agency and other administrative services/activities and to sign any documents, deeds, agreements, writings, related thereto.
20. To take on lease, licence, hire, care-taker basis or in any other manner and the renewal thereof residential flats, commercial and office premises for the purpose of Company's business and to sign and execute all leave and license/lease agreements, documents, papers and writings and to do all acts, deeds and things as may be necessary for the said purpose.
21. To appear before the Sub-Registrar of Assurances or such other concerned authorities and to present and lodge for registration and to admit execution of all leave and license/lease agreements, documents, papers and writings whatsoever executed for and on behalf of the Company, and do all things necessary and/or proper for the purpose of registering the same under the Indian Registration Act, 1908 or regulations relating thereto for the time being in force, or any statutory modification or enactment thereof for the time being in force relating to the registration of assurances and deeds, agreements, instruments, documents, or writings whatsoever requiring registration.
22. To apply for and collect the original of all such deeds, documents and writings upon the same being registered, and to apply for and obtain all evidence of registration, in respect thereof and to

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apply and obtain certified copies of any all leave and license/lease agreements, documents, papers and writings and other writings as may be required by the Company.

23. To file necessary complaints and/or FIR or any other proceedings and or to attend, submit the documents and to give statements etc before the State Police (Haryana, Jhajjer, Delhi or elsewhere in India) from time to time and/or to commence, carry on, prosecute and defend all suits, actions and proceedings including civil suits, criminal actions/complaints, appeals before any courts, tribunals and/or appellate bodies in respect of said Property or with regard to any matters pertaining to the provisions of the payment of Bonus Act, Provident Fund Act, Shops and Establishment Act, Payment of Gratuity Act, Workmen Compensation Act, Employees State Insurance, Contract Act, Works Contract Act, any other Labour Legislations inter alia, in all the cases relating to employees and ex-employees.
24. To sign, issue, receive, make and submit all necessary applications, forms, returns, compliances under the Real Estate (Regulation and Development) Act, 2016, the Haryana Real Estate (Regulation and Development) Rules 2017 and such other rules & regulations relating thereto collectively referred to as "HARERA" as applicable on the said Property and to represent on behalf of the Company before the authority constituted under HARERA and to do all things, necessary and proper for the aforesaid purpose and do all things necessary or proper for purpose of registering the same.
25. To swear, affirm, sign and file in all courts (State and Central), and other judicial and quasi-judicial forum, all Vakalatnamas, plaints, complaints, written statements, undertakings, declarations, affidavits, defences, submissions, consent terms, accounts and all papers and proceedings as may be necessary in the exercise of the authorities contained herein.
26. To settle, compromise, compound, file consent terms, withdraw, submit to judgment and execution in all accounts, claims, disputes and suits, actions and proceedings in accordance with provisions of the aforementioned Acts and matters mentioned hereinabove between the Company and any other person or persons, including employees and ex-employees, and/or any other authorities, statutory bodies, agencies.
27. To obtain and execute decrees/awards to receive money and/or obtain possession of properties in execution of decrees/awards, give receipts and discharge therefore as may be necessary in the exercise of the authorities contained herein.
28. To sign, attest, verify, and execute, and to file and receive back, all papers, applications, documents, affidavits, deeds and other instruments lawful, necessary or proper to carry into effect any of the authorities hereby given.
29. Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto the development and transfer of the said Property and as may be necessary in the exercise of the authorities contained herein, as amply,

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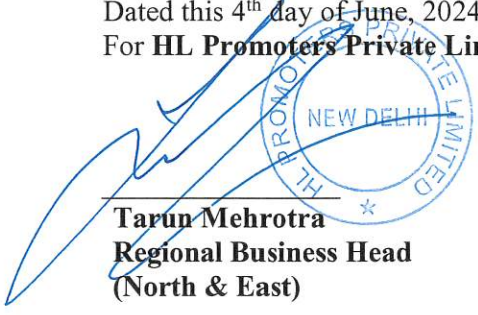
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fully and effectually in all respects as the Company itself could do, execute and perform as if these presents have not been made.

30. This Letter of Authority shall be valid with effect from the date of execution and shall stand cancelled and revoked on termination of the services and/ or resignation and/ or transfer of the said Authorized Representatives.

Dated this 4th day of June, 2024
For **HL Promoters Private Limited**



Tarun Mehrotra
Regional Business Head
(North & East)

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