374

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 19/05/2023

Certificate No. G0S2023E2081
GRN No. 102813237

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

Seller / First Party Detail

Name: Rishi rosh
H.No/Floor : 139 Sector/Ward : Na LandMark : Village bajghera
City/Village : Bajghera District : Gurugram State : Haryana
Phone: 97******33 Others : Bir singh arvind rana bharat singh karam [illegible] rana pradeep rana tejpal rana satbir singh rana rambeer ajit

Buyer / Second Party Detail

Name : Emaar india limited
H.No/Floor : Na Sector/Ward : 28 LandMark : Mehrauli gurugram road
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 97******33

Purpose : For GPA

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

THE SEAL OF THE SUB REGISTRAR GURUGRAM

GENERAL POWER OF ATTORNEY

Type of Deed	: General Power of Attorney
Village	: Bajghera
Tehsil & District	: Tehsil Gurugram
Stamp Duty	: Rs.1,000/-
Stamp No./Date	: G0S2023E2081/19.05.2023
Stamp GRN	: 102813237

THIS DEED OF SUPPLEMENTAL GENERAL POWER OF ATTORNEY (DEED) is executed on this 19th day of January 2024.

KNOW ALL MEN BY THESE PRESENTS that

BY

1. **Rishi Rosh *alias* Rishi Roshe *alias* Rishilal,** legal heir of Late Shri Pyare Lal **(PAN: ANIPR0871R** and **UHID: 8064 6732 9165),** having his permanent residence at House No. 139, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-1".**

Emaar India Limited New Delhi

1

2. **Bir Singh *alias* Bir Singh Rana,** legal heir of Late Shri Pyare Lal **(PAN: AQIPS2191L** and **UHID: 3873 4646 2265),** having his permanent residence at House No. 1084, Block – J, Palam Vihar, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-2".**

3. **Arvind Rana,** legal heir of Late Shri Sultan Singh Rana **(PAN: AYCPR2210D** and **UHID: 8788 8142 1500),** having his permanent residence at 383/21, Gali No. 6, Madanpuri, Gurugram – 122 001, Haryana, India, hereinafter referred to as the **"Landowner-3".**

4. **Bharat Singh,** son of Umrav *alias* Umrav Singh **(PAN: FARPS8590H** and **UHID: 6178 9681 6684),** having his permanent residence at House No. 108, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-4".**

5. **Karam Veer,** son of Umrav *alias* Umrav Singh **(PAN: AIBPV9166F** and **UHID: 5699 7287 9751),** having his permanent residence at 252/28, Gali No. 6, Jyoti Park, Gurugram – 122 001, Haryana, India, hereinafter referred to as the **"Landowner-5".**

6. **Parmil Rana *alias* Parmil,** son of Shri Ranbir Singh **(PAN: BQQPR2081B** and **UHID: 2970 5443 5451),** having his permanent residence at House No. 306, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-6".**

7. **Pradeep Rana,** son of Shri Ranveer **(PAN: ALFPR8648B** and **UHID: 9815 5780 1731),** having his permanent residence at House No. 136, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-7".**

8. **Tej Pal Rana,** son of Shri Mange Ram **(PAN: ACXPR6102P** and **UHID: 3358 8096 7446),** having his permanent residence at House No. 136, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-8".**

9. **Rambeer,** son of Shri Mange Ram **(PAN: AHXPR7629C** and **UHID: 7733 0269 6836),** having his permanent residence at House No. 1, Village Bajghera, Gurugram – 122 017, Haryana, India, hereinafter referred to as the **"Landowner-9".**

10. **Ajit Singh,** son of Shri Mange Ram **(PAN: DAFPS8039R** and **UHID: 9244 6483 8362),** having his permanent residence at House No. RZB- 75, B-Block, Maksooda Bad Colony Najafgarh District South West Delhi,– 110043, Delhi , India, hereinafter referred to as the **"Landowner-10".**

The terms 'Landowner-1', 'Landowner-2', 'Landowner-3', 'Landowner-4', 'Landowner-5', 'Landowner-6', 'Landowner-7', 'Landowner-8', 'Landowner-9', and 'Landowner-10' as stated above shall collectively be referred to as the **"Landowners"** / **"Executants"** which term or

Reg. No.	Reg. Year	Book No.
374	2023-2024	4



पेशकर्ता



प्राधिकृत



गवाह



उप/सयुंक्त पंजीयन अधिकारी
गुरुग्राम

पेशकर्ता :- RISHI ROSH ALIAS RISHI ROSHE BIR SINGH ALIAS BIR SINGH RANA ARVIND RANA BHARAT SINGH KARAM VEER PARMIL RANA ALIAS PARMIL PARDEEP RANA TEJ PAL RANA RAMBEER AJIT SINGH

प्राधिकृत :- thru LALIT CHAHAROTHEREMAAR INDIA LTD.

गवाह 1 :- MK CHAUHAN

गवाह 2 :- SC ARORA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 374 आज दिनांक 19-01-2024 को बही नं 4 जिल्द नं 47 के पृष्ठ नं 21.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 59 के पृष्ठ संख्या 21 से 23 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

THE SEAL OF THE SUB REGISTRAR GURUGRAM

दिनांक 19-01-2024

उप/सयुंक्त पंजीयन अधिकारी गुरुग्राम

expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective legal heirs, legal representatives, successors and permitted assigns);

A. **WHEREAS** Landowners are co-owners of land admeasuring 76 Kanal 12 Marla 4.5 Sarsai equivalent to 9.578125 acres situated in the Revenue Estate of Village Bajghera, Sector 112, Tehsil and District Gurugram, Haryana, India (hereinafter be referred to as the "**Said Land**") and ownership details of the Said Land is more particularly detailed in '**Schedule – I**'

B. **AND WHEREAS** Executants and their predecessors have executed (1) Development Agreement dated 22.01.2007, (2) Supplementary Agreement dated 16.02.2012, (3) Supplementary Agreement dated 20.06.2012 bearing Vasika No. 7347, (4) Supplementary Agreement dated 01.03.2013, (5) Supplementary Agreement dated 15.05.2014, (6) Supplementary Agreement dated 16.05.2014, (7) First Supplementary Agreement dated 13.01.2020 and (8) Second Supplementary Agreement dated 22.05.2023 (hereinafter collectively referred to as "**Development Agreements**") with **Emaar India Limited** for the development of the Said Land.

C. **AND WHEREAS** Executants and their predecessors have executed (1) Special Power of Attorney dated 22.01.2007, (2) Special Power of Attorney dated 21.01.2013 duly registered as Document No. 1128 in Book No. 4 in the Registration Year 2012-2013 (hereinafter collectively referred to as **"SPAs"**) and (i) General Power of Attorney dated 08.09.2014 duly registered as Document No. 749 in Book No. 4 in the Registration Year 2014-2015, (ii) General Power of Attorney dated 17.09.2014 duly registered as Document No. 775 in Book No. 4 in the Registration Year 2014-2015, (iii) General Power of Attorney dated 17.09.2014 duly registered as Document No. 776 in Book No. 4 in the Registration Year 2014-2015, (iv) General Power of Attorney dated 18.09.2014 duly registered as Document No. 788 in Book No. 4 in the Registration Year 2014-2015, (v) General Power of Attorney dated 18.09.2014 duly registered as Document No. 789 in Book No. 4 in the Registration Year 2014-2015, (vi) General Power of Attorney dated 18.09.2014 duly registered as Document No. 792 in Book No. 4 in the Registration Year 2014-2015, (vii) General Power of Attorney dated 13.01.2020 and (viii) General Power of Attorney dated 11.06.2020 duly registered as Document No. 8 in Book No. 4 in the Registration Year 2020-2021 (hereinafter collectively referred to as **"GPAs"**) all in favour of **Emaar India Limited**. The Executants in addition to the said GPAs are executing this Supplemental GPA so as to carry out the development under the Development Agreements.

D. **AND WHEREAS NOW** Executants are now desirous of granting certain further powers and authority to the Attorney and Executants have now agreed to execute this irrevocable General Power of Attorney.

NOW THEREFORE, Executants do hereby, nominate, constitute, appoint, authorize and empower **Emaar India Limited**, a company incorporated under the Companies Act, 1956 and subsisting under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket New Delhi South Delhi DL 110017 IN, (hereinafter referred to as the "**Attorney**") with full authority to do following acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion, for and on behalf of Executants herein and in their respective name:


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

1. To sign and apply and follow-up with all the concerned Regulatory Authorities for the matters relating to grant / renewal of licenses under the Haryana Development and Regulation of Urban Areas Act, 1975 / Haryana Apartment Ownership Act, 1983 and rules made thereunder, Haryana Real Estate Regulatory Authority, municipal corporation and other authorities, for and in respect of the Said Land along with any additional lands that the Attorney may deem fit, the sanctions and approvals of layout plan, plans, zoning plans, occupation / completion certificates, etc., as required under the law for the development, construction and completion of residential township on the Said Land along with any additional lands that the Attorney may deem fit and to sign, submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of Executants, as required from time to time in connection therewith by the concerned authorities.

2. To sign, apply submit all and any documents as may be required by competent authorities and follow-up with all the concerned Regulatory Authorities including Director General, Town and Country Planning Govt. of Haryana, for grant of LOI / license and renewal / transfer of licenses from time to time and /or apply for issue of license / additional license in respect of the Said Land along with any additional lands that the Attorney may deem fit or part thereof and / or apply for Change of Land Use (CLU) of the Said Land along with any additional lands or any part of the Said Land along with any additional lands and to do all acts and deed necessary for the same for and on behalf of Executants and deal with all authority or authorities for facilitating the development of the Said Land or any part thereof.

3. To enter upon the Said Land and to take possession of the Said Land (as and when applicable under the Development Agreements) and take all necessary action for the implementation and development of the Project on the Said Land.

4. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the release of the Said Land.

5. To do all acts, deeds and things as may be required to procure additional FAR including to apply for and get any approvals for procuring additional FAR under any existing or new policy by any governmental authority.

6. To sign, verify, file, submit, furnish all applications and documents before various authorities in the state of Haryana, central government authorities, Haryana and / or other local authorities, such as Land Acquisition Department, Director, Town and Country Planning, Haryana, Secretary of Finance, Haryana, National Highway Authority of India (NHAI) and all other departments and authorities of the state and / or Central Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed to ensure various compliances and / or in connection with the release of the Said Land from acquisition proceedings and matters related thereto.

7. To apply for and obtain, from the relevant authorities including the Haryana Real Estate Regulatory Authority and/or Haryana Real Estate Appellate Tribunal, all registrations and Approvals for launch, sale, development and construction of the Project. To undertake all filings and compliances under Real Estate (Regulation and Development) Act, 2016 and the


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

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

8. To apply for and obtain licenses, CLU, permissions, NOC, certificates from the concerned authorities including DTCP, Haryana, NHAI, and/or any other concerned authorities under Local Authority / State / Central Government in respect of commencement and completion of development of the Said Land along with additional lands as the Attorney may deem fit for residential township in terms of sanctions and permission or any other applicable laws, rules etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.

9. To deposit electricity and water charges against the bills raised by the electricity and water department and get valid receipts issued in its name, obtain refund, if paid in excess, and issue receipts in its name.

10. To sign, file, submit and obtain lay out plan, plans, services plan, revised / modified plans, services plan, any other plan before the concerned authorities including but not limited to Director, Town and Country Planning, Haryana (DTCP), Municipal Authority, and / or any other local authority under the State Government and / or Central Government as may be required from time to time.

11. To apply for and obtain requisite permissions, approvals, sanctions, NOC in respect of the Said Land from the concerned authorities such as Department of Town and Country Planning, Haryana, Fire Department, PWD, Licensing Authorities, Municipal Authorities and / or authorities in charge of sewer, water, electricity, highways, Airport Authority of India, Ministry of Forest and Environment, Ministry of Mines, Income-Tax Department, any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity bond and such other papers and documents and may be required for these authorities from time to time under its own signature.

12. To apply for and obtain requisite permissions, approvals, sanctions, NOC in respect of change in the alignment of the 24 meter wide road within the said Land from the concerned department and to apply for modification in Master Plan of Gurgaon Manesar Urban Complex-2031 and to do all such acts, deeds and things incidental thereto.

13. To apply for and obtain requisite permissions, approvals, sanctions, NOC in respect of purchase of revenue rasta existing within the said Land from the concerned department and


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

to sign, apply, submit all and any documents as may be required by competent authorities and follow-up with all the concerned Regulatory Authorities including Director General, Town and Country Planning Govt. of Haryana, for grant of LOI / license and renewal / transfer of licenses from time to time and /or apply for issue of license / additional license in respect of the land under said Revenue Rasta along with any additional lands that the Attorney may deem fit or part thereof and / or apply for Change of Land Use (CLU) of the land under said Revenue Rasta along with any additional lands or any part thereof and to do all acts and deed necessary for the same for and on behalf of Executants and deal with all authority or authorities for facilitating the development of the land under said Revenue Rasta or any part thereof.

14. To commence, carry on and complete and / or cause to be commenced, carried out and completed construction work in terms of the said Development Agreements on the part or whole of the Said Land in accordance with the license and/or sanctioned building plans and specifications.

15. To enter into Buyers Agreement(s), Allotment Agreement(s), etc. i.e. agreement(s) for sale of units constructed in the Said Land as detailed above.

16. To receive, in its own name, sale price / lease rent / license fee, money payable by the allotee(s) / purchaser(s) / lessees / licensee(s) / tenant(s) and to appropriate the same unto, its nominee or any other person or entity authorized by the Attorney.

17. To create mortgage / charge on the receivable of the Project and / or rights and interest with respect to the Said Land (as defined in the Development Agreements) all rights, benefit, and interest thereon (present or future), all construction thereon (present or future) against any advance(s) or loan(s) and to sign and execute any document, agreement, deed, undertaking, declaration, etc. in this regard on behalf of Executants with any banks, financial institution or any other person as the Attorney may deem fit and to do all such acts, deeds and things, as may be necessary, incidental or ancillary for creation of any such mortgage / hypothecation / charge, of any nature whatsoever, with respect to the rights and interest on the Said Land and the construction thereon and to pay necessary stamp duty and registration charges, to admit the execution of any such agreements / documents and / or writings in the relevant office of Sub-Registrar of Assurances and to make necessary fillings with the Registrar of Companies and to apply on behalf of Executants for the aforesaid matter. However, the Attorney agrees and undertakes that any mortgage deed / security documents creating charge on the receivables from the Project and / or its rights and interest with respect to Said Land shall clearly set out that Executants shall not have any obligations and / or liabilities to repay any loan and / or interest thereon under such mortgage deed / charge creation document as prescribed under the Development Agreements.

18. To sign necessary transfer instruments / sale deed / conveyance deed / transfer forms for transferring of the said Project and / or developed area or any part thereof in favour of the purchaser(s) and for the purpose of mutation in the records of concerned local authorities.


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

19. To execute and get registered by appearing before the concerned Sub-Registrar for execution / signing sale / conveyance deeds, lease deeds, gift deeds, mortgage deeds, license deeds, relinquishment deeds / rectification deed(s), supplemental deed(s), exchange, declaration, award of arbitrator, development agreement(s), joint development agreement(s), etc. or any other document which the Attorney deems expedient and necessary in its wisdom.

20. To takeover and / or to handover the physical possession of the Said Land, building(s), built / un-built structures, and all or any other facilities and / or services, in whole or in part.

21. To pay stamp duty and registration charges and obtain Non-Judicial Stamp Paper of appropriate value, if required, in respect of the abovesaid documents or any part thereof as per the agreement with the flat buyer to apply and obtain all necessary permission(s) and approvals as may be required from time to time including permission from statutory authority, if any, for sale of plots / developed area, etc. if required.

22. To correspond and liaison with all the officers and authorities for issuance of the Non-Judicial Stamp Papers and the execution, presentation, admission, delivery and registration of proper Sale Deed or Deed of Conveyance and / or any agreement or document for agreeing to convey, transfer and / or assign the said project to be developed under the Development Agreements in favour of the intended purchaser(s) and / or its nominee(s) or assignee(s) in the name of Executants under their own name and signature.

23. To lease the Said Land or any part thereof, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the Said Land or part thereof for occupying the same or otherwise in any manner whatsoever.

24. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable law, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals, etc. and to represent Executants before all concerned Authorities.

25. To take legal actions in accordance with law as may be required to be taken from time to time for recovery of any dues, on non-payment of any sum as aforesaid, to take proceedings to secure ejectment and to recover possession according to law.

26. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.

27. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent / compensation or otherwise.




THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

28. To negotiate with banks / financial institutions for the purpose of obtaining loan financial assistance in respect of the Said Land and / or land parcel comprised in the Said Land and/ or for construction thereon. The Attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the Said Land or part thereof, along with any structure thereon, whether existing or proposed, (if any).

29. To pay and allow all taxes, assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Said Land to the authorities concerned.

30. To pay / receive / refund all property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the project to be developed under the Development Agreements, to make representations, applications, etc. to the appropriate authorities or to make applications for withdrawal of such property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the Project, paid in excess or not chargeable and to receive the amount and sign receipt / discharge therefor for and / on behalf of Executants in their own name.

31. To appoint advocates, consultants, and execute further General Power of Attorney(s) and Special Power of Attorney(s) empowering them to do acts and things as mentioned in this Power of Attorney and to do all acts, deeds and things.

32. To do generally all other acts and things as are necessary or are required to be done for the development of the Said Land in terms of the said Development Agreements.

33. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.

34. That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court(s) / officer / Authority / Arbitrator / Tribunals, etc. The Attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision, etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, sign vakalatnama, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the Said Land, to compromise any matter / proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of Said Land subject matter of the Development Agreements and / or enter into any settlement pertaining to the Said Land and for that purpose make any statement before any court of law / Authority / Arbitrator / Tribunals, etc.

35. To execute, sign and present and / or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits, etc. in law courts i.e. Civil, Criminal or Revenue and / or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project as agreed to be developed under the Development Agreements and/or land beneath


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

the same or any matter incidental thereto including enhancement of compensation and for that purpose to sign and filing all pleadings, applications, petitions, affidavits, undertakings, appeal proceedings, etc. so as to secure the Said Land for facilitating the development thereof in accordance with Development Agreements.

36. To collect compensation, to get en-cashed such forms / vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till Apex Court. The Attorney shall be entitled to execute any award / decree by filing appropriate proceedings and shall also be entitled to institute contempt proceedings also.

37. To generally do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the Saleable Area in the Project on the Said Land as agreed under the Development Agreements and to exercise all rights vesting with the Attorney under the Development Agreements.

38. The Attorney shall be entitled to undertake / implement any of its authorization provided herein through any of assigns or authorized representative including by issuance of further power of attorneys.

39. To do and cause to do all acts deeds and things to ensure compliance with all laws, rules, regulations, notifications, etc. for the time being in force.

40. That this Power of Attorney has been executed against consideration as agreed in the Development Agreements and thus is irrevocable and continue to subsist and shall always remain binding on Executants as well as their legal representative, successors etc. notwithstanding the existence of or any change in the constitution of Executants, jointly and/or severally, due to demise, merger / amalgamation, demerger, reverse merger, reconstitution, winding-up, etc. whether voluntary or otherwise, for any reason whatsoever.

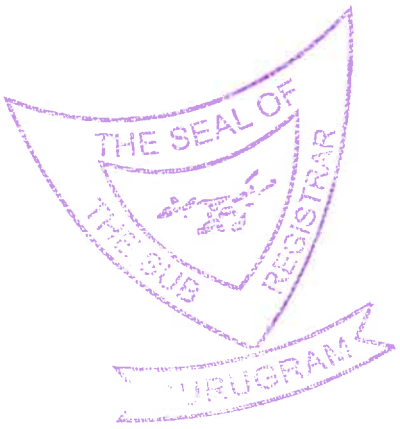
GENERALLY to do all such acts, deeds and things, which are not even mentioned in above foregoing paras, as the Attorney may deem fit and proper so as to give effect to the powers, mentioned hereinabove.

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

It is declared that this GPA is irrevocable.

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

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


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

IN WITNESS WHEREOF, Executants, the above named have executed this General Power of Attorney at **Gurugram** on the 19th day of January 2024, in presence of witnesses.

FOR AND ON BEHALF OF LANDOWNERS / EXECUTANTS

Rishi Rosh *alias* Rishi Roshe *alias* Rishilal
Landowner-1

Bir Singh *alias* Bir Singh Rana
Landowner-2

Arvind Rana
Landowner-3

Bharat Singh
Landowner-4

Karam Veer
Landowner-5

Parmil Rana *alias* Parmil
Landowner-6

Pradeep Rana
Landowner-7

Tej Pal Rana
Landowner-8

Rambeer
Landowner-9

Ajit Singh
Landowner-10

ACCEPTED BY THE ATTORNEY
Emaar India Limited

(Authorized Signatory)

WITNESSES

1.

Mahesh K. Chauhan
Advocate
Distt. Courts, Gurugram

S.C. ARORA
Advocate
Distt. Courts, Gurugram

S.C. ARORA
Advocate

Schedule-I

Description of the Said Land

Sr. No	Name Of Owners	Village	Rectangle No.	Killa No.	Area	
					Kanal	Marla
1	Rishi Rosh	Bajghera	50	11/1/3	2	0
				12/2	1	11
				13/2	1	11
				14/2/1	0	9
				17/1/1/2	1	0
				18/1/1	2	14
				19/1/1	2	14
				20/1	3	7
				Kitta 8	15	6
2	Bir Singh		50	10/2	5	15
				11/1/2	2	6
				26	0	7
			51	6/1	3	14
				6/2	2	5
				15/1/2	0	18
				Kitta 6	15	5
3	Karam Veer ½ Share and Arvind Rana ½ Share		50	7/2	0	4
				8/2	0	4
				9/2	0	4
				10/1/2	0	1
				11/2/2	0	12
				12/1/2	3	7
				13/1/2	1	2
				Kitta 7	5	14
4	Bharat Singh		50	13/1/3	2	5
				14/1/2	0	12
				Kitta 2	2	17

Bharat India Ltd. New Delhi


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM

5	Parmil Rana & Pradeep Rana equal Share ¼ Share and Tejpal Rana, Rambir Singh equal share ½ share		50 53 54	19/2/2/2 20/2 21 22 28 5/2 6 7/1 1	1 4 8 7 0 2 2 1 9	19 13 0 9 11 1 5 12 0
				Kitta 9	37	10
				Total 37 Kanal 10 Marla to the extant of ¾ share witch come to 28 Kanal 2 Marla 4.5 sarsai		
6	Ajit Singh		50	17/2/2/2 18/2/2 23 19/2/2/1	0 3 2 2	11 19 17 1
				Kitta 4	9	8
Grand Total				**Kitta 36**	**76 Kanal 12 Marla 4.5 sarsai or 9.578125 Acre**	

LTI
Ajit Singh


THE SEAL OF
THE SUB REGISTRAR
GURUGRAM