



Certificate No. G0J2024G4250



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

GRN No. 118866891



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Gls infratech pvt ltd

H.No/Floor : 707/7th

Sector/Ward : 15p2

LandMark : Jmd pacific square

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 88*****81

Others : G p realtors pvt ltd, mews conbuild pvt ltd, panopoly propbuild pvt ltd, commander realtors pvt ltd, fiverivers township developers pvt ltd, yule propbuild pvt ltd, ireo grace realtech pvt ltd



Buyer / Second Party Detail

Name : Sobha limited

H.No/Floor : 136p/5th

Sector/Ward : 44

LandMark : Rider house

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****81

366

12/07/2024

Purpose : GENERAL POWER OF ATTORNEY

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

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney ("GPA") is executed on this 12th day of July, 2024 at Gurugram,

BY

G. P. Realtors Private Limited (CIN U70100HR2006PTC047811), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at IREO Campus, Sector-59, Near Behrampur, Gurugram 122101, Haryana (hereinafter referred to as the "Landowner-1/ GRPL" which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory Mr. **Vipul Dagar**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

<p>GP Realtors Pvt. Ltd.</p>	<p>Mews Conbuild Pvt. Ltd.</p>	<p>Panopoly Propbuild Pvt. Ltd.</p>	<p>Commander Realtors Pvt. Ltd.</p>
<p>Fiverivers Township Pvt. Ltd.</p>	<p>Fiverivers Developers Pvt. Ltd</p>	<p>Yule Propbuild Pvt. Ltd.</p>	<p>Ireo Pvt. Ltd.</p>
<p>Ireo Grace Realtech Pvt. Ltd.</p>	<p>GLS Infratech Pvt. Ltd.</p>	<p>Sobha Limited</p>	

प्रलेख नः366

दिनांक:12-07-2024

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील वजीराबाद
गांव/शहर बहरामपुर

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं :.G0J2024G4250 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:118867105 पेस्टिंग शुल्क 3 रुपये

Drafted By: RAJ KUMAR ADV

Service Charge:200

यह प्रलेख आज दिनांक 12-07-2024 दिन शुक्रवार समय 6:35:00 PM बजे श्री/श्रीमती /कुमारी

MEWS CONBUILD PVT LTD thru VIRENDER SINGHOTER PANOPLY PROPBUILD PVT LTD thru VIRENDER SINGHOTER COMMANDER REALTORS PVT LTD thru VIRENDER SINGHOTER FIVERIVERS TOWNSHIP PVT LTD thru VIRENDER SINGHOTER FIVERIVERS DEVELOPERS PVT LTD thru VIRENDER SINGHOTER YULE PROPBUILD PVT LTD thru VIRENDER SINGHOTER IREO PVT LTD thru VIPUL DAGAROTHER IREO GRACE REALTECH PVT LTD thru VIPUL DAGAROTHER GLS INFRATECH PVT LTD thru PANKAJ SHARMAOTHER G P REALTORS PVT LTD thru VIPUL DAGAROTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता

MEWS CONBUILD PVT LTD PANOPLY PROPBUILD PVT LTD COMMANDER REALTORS PVT LTD FIVERIVERS TOWNSHIP PVT LTD FIVERIVERS DEVELOPERS PVT LTD YULE PROPBUILD PVT LTD IREO PVT LTD IREO GRACE REALTECH PVT LTD GLS INFRATECH PVT LTD G P REALTORS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOBHA LTD thru TINA TALWAROTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NEERAJ KUMAR ADV पिता निवासी GGM व श्री/श्रीमती /कुमारी RAKESH KUMAR पिता . निवासी GGM ने की।

माश्री नं-1 को इस सम्बन्ध में /अभिलेख के रूप में जानने है तथा वह माश्री नं-2 की पहचान करना है।



AND

Mews Conbuild Private Limited (CIN U45400DL2007PTC162767) a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-2**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Virender Singh**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024

AND




Panoply Propbuild Private Limited (CIN U45400DL2007PTC165831) a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**Landowner-3**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Virender Singh** who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

AND

Commander Realtors Private Limited (CIN U45400DL2007PTC165831), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**Landowner-4**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Virender Singh**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

AND

Fiverivers Township Private Limited (CIN U45200DL2007PTC160345) a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-5**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Virender Singh**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd. 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		

Reg. No.

Reg. Year

Book No.

366

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru VIRENDER SINGHOTHER MEWS CONBUILD PVT LTD thru VIRENDER SINGHOTHER PANOPLY PROPBUILD PVT LTD thru VIRENDER SINGHOTHER COMMANDER REALTORS PVT LTD thru VIRENDER SINGHOTHER FIVERIVERS TOWNSHIP PVT LTD thru VIRENDER SINGHOTHER FIVERIVERS DEVELOPERS PVT LTD thru VIRENDER SINGHOTHER YULE PROPBUILD PVT LTD thru VIPUL DAGAROTHER IREO PVT LTD thru VIPUL DAGAROTHER IREO GRACE REALTECH PVT LTD thru PANKAJ SHARMAOTHER GLS INFRATECH PVT LTD thru VIPUL DAGAROTHER G P REALTORS PVT LTD

प्राधिकृत :- thru TINA TALWAROTHERS OBHA LTD

गवाह 1 :- NEERAJ KUMAR ADV

गवाह 2 :- RAKESH KUMAR

प्रमाण पत्र



AND

Fiverivers Developers Private Limited (CIN U45200DL2007PTC160345) a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-6**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Virender Singh**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

AND

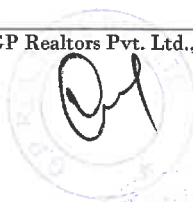
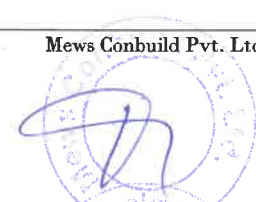
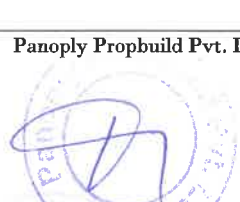

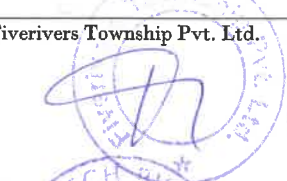

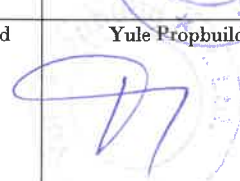
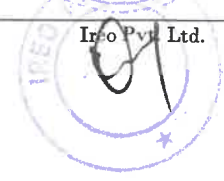

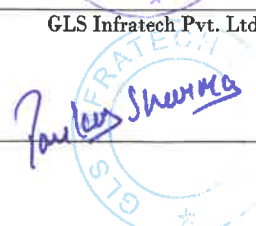

Yule Propbuild Private Limited (CIN U45400DL2007PTC164731) a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-7**” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr Virender Singh**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

AND

Ireo Private Limited (CIN U70101DL2004PTC125163), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IPL**”) which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Vipul Dagar**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

AND

Ireo Grace Realtech Private Limited (CIN U70200DL2010PTC202572), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IGPL**”) which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory **Mr. Vipul Dagar**, who has been authorised and empowered to execute this Agreement vide its Board Resolution dated 01-07-2024;

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 	Sobha Limited 	

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 366 आज दिनांक 12-07-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 71.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 277 के पृष्ठ संख्या 6 से 10 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।

दिनांक 12-07-2024

उप/सयुंक्त पेजीयन अधिकारी वजीराबाद



AND

GLS INFRATECH PRIVATE LIMITED (CIN: U70200HR2012PTC065342), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 707, 7th Floor, JMD Pacific Square Sector – 15, Part -II, Gurugram, Haryana-122001 (hereinafter referred to as “GIPL” which expression shall, unless repugnant or opposed to the context or meaning thereof, be deemed to include its successors, representatives, nominees and permitted assigns); acting through its duly authorized signatory Mr. Pankaj Sharma who has been authorized and empowered to execute this Agreement vide its Board Resolution dated 6th February 2024;


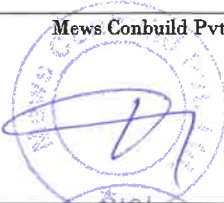
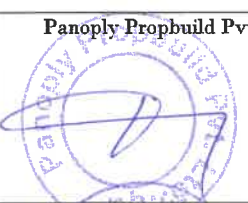



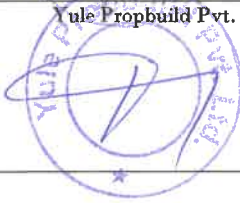




(The Landowner-1, Landowner 2, Landowner 3, Landowner 4, Landowner 5, Landowner 6, Landowner 7, IPL, IGPL and GIPL are herein collectively referred to the “Executants”).

IN FAVOUR OF

SOBHA LIMITED (CIN: L45201KA1995PLC018475), a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at Sarjapur-Marthahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post Bangalore- 560 103 and its regional office at Plot no.136-P, 5th Floor, Rider House, Sector-44, Gurugram, Haryana, (hereinafter referred to as the “Developer” / “Attorney” which expression shall, unless repugnant or opposed to the meaning or context thereof, be deemed to include its successors, representatives, and permitted assigns) acting through its authorized signatory Ms. Tina Talwar, who has been duly authorized and empowered to execute this Agreement vide board resolution dated 1st July 2021;

WHEREAS:

- A. The Executants have executed the development agreement dated 12-07-2024 registered as document no. 7325 (“Development Agreement”), for the land parcels admeasuring 96 Kanal 9.5 Marla (approx. 12.0594 acres) situated at Village Behrampur, Sector – 63A, Tehsil and District Gurugram, Haryana, as more particularly described in Schedule-I (Details and Ownership of the Said Land) hereto (“Said Lands”), in terms of which the Developer has been vested with the development rights over the Said Lands to the Developer to construct, develop, manage, operate, market and sell a residential group housing project and other permissible development on the Said Lands (“Project”); and
- B. Under the terms of the Development Agreement, the Executants have undertaken to execute and get registered an irrevocable power of attorney in favour of the Developer, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may

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Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd 	Xule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		



be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Development Agreement.

NOW THEREFORE, we the Executants above named in furtherance of the covenants, obligations and terms under the Development Agreement, do hereby irrevocably nominate, constitute and appoint Sobha Limited i.e. the Developer (through its authorized nominee as authorized by the Developer pursuant to a resolution of its Board of Directors from time to time) to be the true and lawfully constituted attorney of the Executant to do all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion any or all of the following acts, deeds or things relation to the Said Lands in terms of and in consonance with the Development Agreement and in accordance with the laws namely:









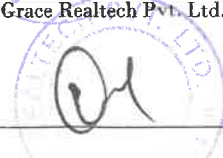
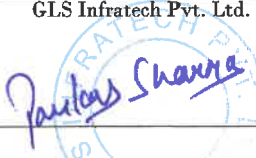

1. To enter upon the Said Lands, take control for the purposes of carrying out the development of the Project
2. To represent the Executants and to act and appear on their behalf before any governmental authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for the purposes of obtaining any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Development Agreement including sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under the applicable laws, rules, regulations, orders, notifications in relation to the Project or the Said Lands and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
3. To manage the Said Lands and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to the Said Lands and/or the Project with any governmental authority and to obtain the receipts thereof and to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any governmental authority, any court of law, quasi-judicial, administrative authority;
4. To carry on correspondence and execute such deeds and documents as may be necessary with

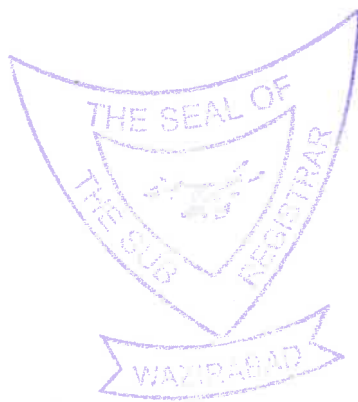
GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd. 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		



the concerned governmental authorities as may be required and/or for such purpose required in respect of the development of the Project;

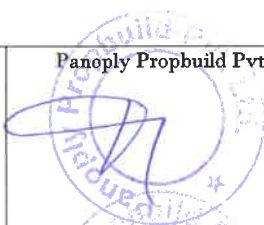
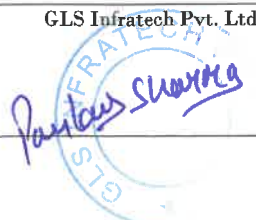
5. To carry out the full, free and uninterrupted development of the Project and to do various acts, deeds, matters and things in respect of the Project on the Said Lands including dealing with the governmental authorities as may be required and deemed necessary and fit by the Developer for the purposes of the Project in consonance with the Development Agreement;
6. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Development Agreement or in relation to the development of the Project on the Said Lands, and for any other matter connected with and/or touching the development of the Project or the Said Lands as envisaged in the Development Agreement;
7. To ward off, prohibit and, if necessary, proceed against all trespassers on the Said Lands and to take appropriate steps whether by lawful action or otherwise, in accordance with law, and to abate all nuisance. In this event, if necessary to represent the executant before the Police, Magistrate Court, Sessions Court etc;
8. To appear on its own behalf and on behalf of the Landowners, before any governmental authority (including but not limited to) DTCP, Ministry of Environment, Forest and Climate Change, State Expert Appraisal Committee, State Environment Impact Assessment Authority, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Real Estate Regulatory Authority, Survey of India, Fire Department, Building & Other Construction Workers Department and labour, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any permissions, approvals (including environmental approvals and fire clearances), registrations, sanctions or consents required in connection with the exercise of the rights and entitlements vested in the Developer;
9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, license to develop, sanction of building plans, conversion of land use, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas,

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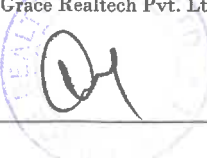


storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings the same with the concerned governmental authorities;

10. To sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required ; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant receipt of such approvals, permissions, consents, sanctions etc. as may be required and as the Developer may deem fit and necessary;
11. To make applications, effect amendments and also to submit revised applications for the purpose of securing necessary renewals, revalidations of the permissions and sanctions under the provisions of applicable building bye laws, and other applicable laws, executive decisions, policies, rules, regulations etc. and to take all possible steps for the purpose of securing such permission / sanction or renewals thereof for the purpose of development of the Project;
12. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, building plan, and/or for the purpose of constructing / building on the Said Lands by utilizing the entire FSI / FAR available in respect of the Said Lands as are permissible under the development norms from time to time;
13. To promote and register the condominium, apartment, association, society, limited company or organization of any other nature of the prospective owners of all the saleable area in the Project, in conformity with the Applicable Law, rules, regulations and guidelines issued by the governmental authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned governmental authorities;
14. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit on import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit and necessary;

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Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		

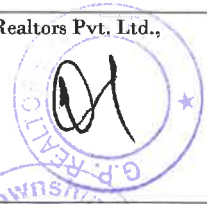
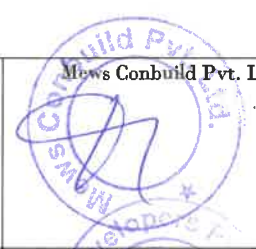
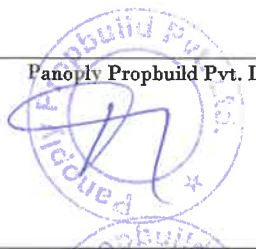






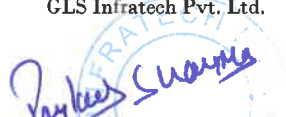



15. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc, and to revoke the appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
16. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection / occupation / completion certificates from the said authorities in connection with the Project;
17. To apply to any governmental authority for grant or extension of the time if any prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
18. With prior intimation to Executants, surrender any part of the Said Lands to the concerned government authority in such a manner as the said Attorney may deem fit and proper in case the same is required or necessitated under the applicable laws for the purposes of road widening, set-back area and to make necessary correspondence with the concerned government authority;
19. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project;
20. To install hoardings, sign boards, neon signs etc. of the Developer, and / or its holding companies, and/or its permitted assignees on the Said Lands indicating development thereof, to invite prospective purchasers to buy the saleable areas in the Project and have absolute and exclusive rights in this regard.
21. To issue advertisements in such Media/ mode /manner as may be deemed fit by the Attorney, announcing the development of the Project and inviting prospective purchasers to purchase the saleable area;

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		









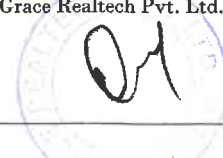
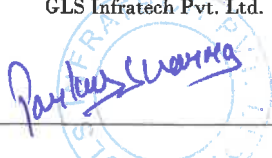



22. To apply before any Government Authority and obtain sanctions / registrations etc. as may be required or necessitated under the applicable laws particularly in respect of the labourers/contractors etc., for the construction and development of the Project, as envisaged under the Development Agreement and also relating to the transfer of undivided share of the prospective allottees / purchasers in the Said Lands in favour of the prospective allottees / purchasers of the saleable area in the Project;
23. To get the mutation entries updated with the concerned governmental authorities in the names of the allottees / purchasers of the saleable area in the Project, as may be required;
24. To protect the Said Lands in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry / department and all other governmental authorities for maintaining law and order;
25. Allot, sell, lease, transfer, handover or otherwise dispose of or alienate the saleable area by way of sale, allotment, or any other recognized manner of transfer and have the sole authority to determine and control pricing of the saleable area and car parking spaces, private terraces to be developed in the Project on the Said Land;
26. To negotiate, sign and execute all buyer agreements / agreement to sell / agreement for sale / transfer, conveyance / sale deed or other such deeds for the entire saleable area of the Project with proportionate undivided share in the Said Lands on our behalf with purchasers of units/saleable area/inventory for such consideration as may be determined by the Attorney and on such terms and conditions, as may be agreed by and between the Attorney and purchasers of units/saleable area/inventory, and execute all other necessary, legal and statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the saleable area sold / transferred in favour of the allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the applicable statute, legislation, rule, regulation etc. as may be in force from time to time, and to handover possession to the purchasers of the saleable area / inventory, and to receive the revenue / consideration from the purchasers in the manner provided in the Development Agreement.

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd. 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 	Sobha Limited 	



27. To appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the Applicable Law relating to the registration, to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed and delivered to and on behalf or in our favour in relation to the Said Lands and to take all effective steps under the Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the said Act as the said Attorney may desire or deem fit;
28. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development of the Project on the Said Lands and to appear and act in all courts, original or appellate, and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign Mukhtarnamas, Vakalatnamas and warrant of attorney, whenever the Attorney shall think expedient and proper to do so;
29. To sign and file any undertakings, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intents of this GPA as envisaged under the Development Agreement;
30. To substitute and appoint in place of the Attorney one or more attorney or attorneys and to delegate any or all the powers and authorities hereby conferred to the said attorney or attorneys and to revoke any such appointment or delegation and to substitute or appoint any other or others in place of such attorney or attorneys as the said Attorney may from time to time deem fit and proper in its sole discretion and the Developer shall always remain liable and responsible for all rights and obligations under the Development Agreement;
31. To get the mutation entries updated with the concerned government authorities in the names of assignees or mortgagee, as may be required by the Attorney;
32. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the development / construction of the Project and sale of entire Developed Area in the Project and to exercise all rights, powers, entitlements and authorities vested by us in favour of the Developer under the Development Agreement.

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd. 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
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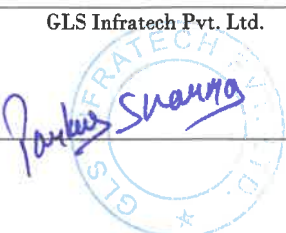

It is clarified that this GPA supersedes and in suppression of the earlier general power of attorneys dated 23rd May 2022 and 25th September 2023, executed by the Executants herein in favour of GIPL, which was registered with the offices of the Sub-Registrar of Assurances, as document no. 227 and document no. 849 respectively and the GIPL shall not be entitled to act upon the aforesaid earlier general power of attorneys dated 23rd May 2022 and 25th September 2023 with respect to the matters reserved and mentioned herein this GPA It is further clarified that GIPL shall be fully entitled to deal with the balance 1.0246 acres (which is not part of Said Land herein i.e. 12.059 acres) in pursuance of its general power of attorney dated 23rd May 2022 and 25th September 2023 in the manner as it may deem fit.

We hereby give and grant unto our said Attorney, full power and authority to appoint one or more authorised representatives for the exercise of any or all of the powers and authorities under the GPA.

That all acts, deeds and things done or caused to be done by the said Attorneys or by any of their delegate or delegates or authorised representatives shall be deemed to have been done by us and we hereby agree that all and whatever the said Attorneys or their delegate or delegates or authorised representatives shall do or cause to be done by virtue of the powers conferred by these present GPA, shall stand ratified by us.

This GPA is irrevocable in nature. The Executants acknowledge that this GPA has been granted for consideration, which is the benefit and consideration received/receivable by the Executants under the Development Agreement. The Executants acknowledge the receipt and sufficiency of the said consideration. It is also acknowledged by the Executants that this GPA is consequent to an interest created in favour of the Attorney in the Said Property and the Project. To this intent and purpose, this POA shall be in accordance with Section 202 of the Indian Contract Act, 1872.

We, the above-named Executants do hereby declare that this instrument is irrevocable and shall be equally binding on our legal heir, representatives, nominees and successors.






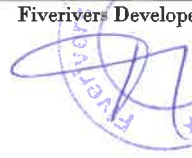
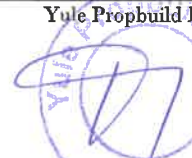


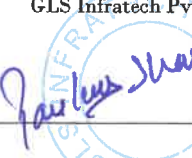

<p>GP Realtors Pvt. Ltd.,</p> 	<p>Mews Conbuild Pvt. Ltd.</p> 	<p>Panoply Propbuild Pvt. Ltd.</p> 	<p>Commander Realtors Pvt. Ltd.</p> 
<p>Fiverivers Township Pvt. Ltd.</p> 	<p>Fiverivers Developers Pvt. Ltd</p> 	<p>Yule Propbuild Pvt. Ltd.</p> 	<p>Ireo Pvt. Ltd.</p> 
<p>Ireo Grace Realtech Pvt. Ltd.</p> 	<p>GLS Infratech Pvt. Ltd.</p> 	<p>Solba Limited</p> 	



Schedule-I





Details and Ownership of the Said Land

Detail of land owned by G.P. Realtors Pvt. Ltd.								
Village	Rect. No.	Killa No.	Area			Taken Area (Said Land)		
			K	-	M	K	-	M
Behrampur	21	23/2	5	-	5	1	-	12
	29	2	8	-	0	8	-	0
		3/2	6	-	0	1	-	6
		Total	19	-	5	10	-	18
Detail of land owned by Mews Conbuild Pvt. Ltd.								
Village	Rect. No.	Killa No.	Area			Taken Area		
			K	-	M	K	-	M
Behrampur	21	23/1	1	-	8	1	-	4
	29	3/1	2	-	0	2	-	0
		8	8	-	0	1	-	5
		Total	11	-	8	4	-	9
Detail of land owned by Panoply Propbuild Pvt. Ltd.								
Village	Rect. No.	Killa No.	Area			Taken Area		
			K	-	M	K	-	M
Behrampur	29	9	7	-	4	7	-	4
		12	7	-	12	6	-	15
		Total	14	-	16	13	-	19
Detail of land owned by Commander Realtors Pvt. Ltd. (1/16 Share), Mews Conbuild Pvt. Ltd. (1/2 Share), Fiverivers Township Pvt. Ltd. (2/5 Share), & Fiverivers Developers Pvt. Ltd. (3/80 share).								

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Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 	Sobha Limited 	



<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>			<u>Taken Area</u>				
			K	-	M	K	-	M		
Behrampur	29	10/1	3	-	8	3	-	8		
		10/2	1	-	0	1	-	0		
		10/3	1	-	12	1	-	12		
		10/4	2	-	0	2	-	0		
		Total	8	-	0	8	-	0		
Detail of land owned by Yule Propbuild Pvt. Ltd.										
<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>			<u>Taken Area</u>				
			K	-	M	K	-	M		
Behrampur	29	11	8	-	0	8	-	0		
		19	8	-	0	2	-	16.5		
		21	8	-	0	8	-	0		
		22	8	-	0	1	-	16		
		30	6	9	-	9	9	-	9	
			15	8	-	0	8	-	0	
			17/2	1	-	2	1	-	2	
			24	8	-	0	8	-	0	
		36	4/1	25	8	-	0	8	-	0
				4/1	4	-	0	4	-	0
Total	70			-	11	59	-	3.5		
Grand Total						96	-	9.5		
or						12.0594		acres		

GP Realtors Pvt. Ltd., 	Mews Conbuild Pvt. Ltd. 	Panoply Propbuild Pvt. Ltd. 	Commander Realtors Pvt. Ltd. 
Fiverivers Township Pvt. Ltd. 	Fiverivers Developers Pvt. Ltd. 	Yule Propbuild Pvt. Ltd. 	Ireo Pvt. Ltd. 
Ireo Grace Realtech Pvt. Ltd. 	GLS Infratech Pvt. Ltd. 		Sobha Limited 

IN WITNESSES WHEREOF WE, THE ABOVE EXECUTANTS HAVE EXECUTED THIS GPA AT GURUGRAM ON THIS _____ DAY OF JULY 2024 IN THE PRESENCE OF WITNESSES:

Signed and delivered for an on behalf of the following Parties, duly represented through their authorized representative:

G. P. Realtors Private Limited

Through its duly authorized signatory Vipul Dagar, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024.

Mews Conbuild Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024

Panoply Propbuild Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024.

Commander Realtors Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-202

Fiverivers Township Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024

Fiverivers Developers Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024

Yule Propbuild Private Limited

Through its duly authorized signatory Virender Singh, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024.



Ireo Private Limited

Through its duly authorized signatory Vipul Dagar, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024

Ireo Grace Realtech Private Limited

Through its duly authorized signatory Vipul Dagar, who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01-07-2024.

Signed and Delivered by GLS Infratech Private Limited

Through its duly authorized signatory Mr. Pankaj Sharma who has been authorised and empowered to execute this GPA vide its Board Resolution dated 6th February 2024

Accepted and Delivered by Sobha Limited

Through its duly authorized signatory Miss. Tina Talwar who has been authorised and empowered to execute this GPA vide its Board Resolution dated 01st July 2021

In the presence of:

1. **NEERAJ KUMAR**
ADVOCATE
B.Com, LLB
DISTT. COURT, GURUGRAM

2. *Rajesh Kumar 8to St. Hans Raj*
add. secretary Sahng

Rajesh

