

Non Judicial		 Indian-Non Judicial Stamp Haryana Government				Date : 20/08/2024
Certificate No.	G0T2024H3871			Stamp Duty Paid : ₹ 1404000		
GRN No.	120205791			Penalty : ₹ 0		
<u>Seller / First Party Detail</u>						
Name:	Akina Builders and Developers private limited					
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg	
City/Village :	Dlfcityphasei	District :	Gurugram	State :	Haryana	
Phone:	99*****56					
<u>Buyer / Second Party Detail</u>						
Name :	Dlf Home Developers limited					
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg	
City/Village :	Dlfcityphasei	District :	Gurugram	State :	Haryana	
Phone :	99*****56					
Purpose :	Development Agreement					

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

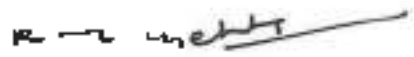
DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

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


 Akina Builders & Developers
 Private Limited


 DLF Home Developers
 Limited

प्रलेख नं:6736

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION
AGREEMENT	
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	मैंदावास
धन संबंधी विवरण	
राशि 70200000 रुपये	स्टाम्प ड्यूटी की राशि 1404000 रुपये
स्टाम्प नं : 001/2024H3831	स्टाम्प की राशि 1404000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	LChalan 120203891 पेस्टिंग शुल्क 0 रुपये
Drafted By: RAJAT SINGH ADV	Service Charge 0

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:02:00 PM बजे श्री/श्रीमती /कुमारी
MS AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।
Thru-Lalit Sharma





उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

MS AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DILHOMI DEVELOPERS LTD के RAUL RAJOTHER हाजिर हैं। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों

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

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी(बादशाहपुर)

दिनांक 23-08-2024

AND

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

AND

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

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

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


Akina Builders & Developers
Private Limited


DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6736

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MS AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED

दावेदार :- thru RAVI RAJOTHERDIF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6736 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 816 के पृष्ठ नं 31 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 74 से 77 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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

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

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

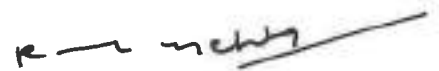
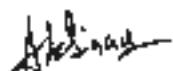
And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

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

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



Akina Builders & Developers
Private Limited



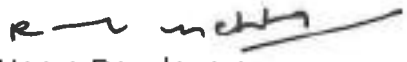
DLF Home Developers
Limited



NOW THIS AGREEMENT WITNESSES AS UNDER:

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


Akina Builders & Developers
Private Limited


DLF Home Developers
Limited

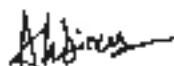


Land and further the Land Owner hereby authorizes the Developer to submit all such applications and to follow up on its behalf with Director, Town & Country Planning, Haryana, Chandigarh ("DTCP") and all other competent authorities as the Developer deems fit. The Land Owner agrees to execute and register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

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



Akina Builders & Developers
Private Limited



DLF Home Developers
Limited

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



Akina Builders & Developers
Private Limited



DLF Home Developers
Limited

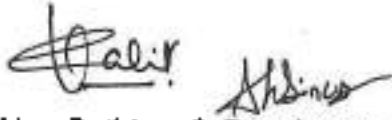


16. The terms and conditions of the Development Agreement dated September 15, 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the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

Schedule A

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

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


Akina Builders & Developers
Private Limited


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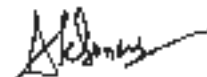


IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

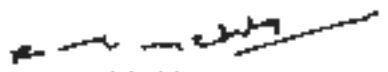
Akina Builders & Developers Private Limited


Lalit Sharma


Abhishek Kumar Singh
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited

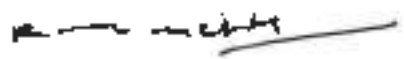

Rohit Mehta
(Authorised Signatory)

Confirming Party-I
DLF Commercial Project Corporation

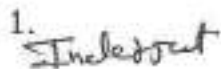

Arun Kumar Bhagat


Jayant Erickson
(Authorised Signatories)

Confirming Party-II
DLF Limited


Rohit Mehta
(Authorised Signatory)

WITNESSES:

1. 

Indrajeet Sr. Rami
DLP 492

2.


Vikas S/o Shri Ashok Kumar
Gateway Tower DLF
Gurgaon



Non Judicial	Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024
Certificate No.	GOT2024H3826		Stamp Duty Paid : ₹ 202500
GRN No.	120206404		Penalty : ₹ 0
<u>Seller / First Party Detail</u>			
Name	Arjie Builders and Developers private limited		
H.No/Floor :	1st	Sector/Ward :	Na
City/Village :	Dlfcityphasei	District :	Gurugram
State :	Haryana		
Phone :	99*****56		
<u>Buyer / Second Party Detail</u>			
Name :	Dlf Home Developers limited		
H.No/Floor :	2nd	Sector/Ward :	Na
City/Village :	Dlfcityphasei	District :	Gurugram
State :	Haryana		
Phone :	99*****56		
Purpose :	Development Agreement		

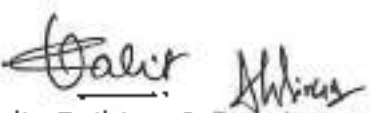
The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://eagazhry.nc.in>

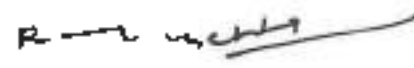
DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

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


Arjie Builders & Developers
Private Limited


DLF Home Developers
Limited

प्रलेख नः 6733

दिनांक: 23-08-2024

डीड संबंधी विवरण	
डीड का नाम	COLLABORATION AGREEMENT
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	मैदावास
धन संबंधी विवरण	
राशि 10125000 रुपये	स्टाम्प ड्यूटी की राशि 202500 रुपये
स्टाम्प नं : GGT2024H3926	स्टाम्प की राशि 202500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChalan 120209421
	वेस्टिंग शुल्क 0 रुपये
Drafted By: BHAI SINGH ADV	Service Charge: 0

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 2:58:00 PM बजे श्री/श्रीमती /कुमारी

में आरती बिन्दर्स ऐण्ड डेवलपर्स प्रा.लि. सी-39 बैसमेंट ऐन.डी.एस.ई.पार्ट-2 नई दिल्ली।
निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)



हरशाह प्रस्तुतकर्ता

मै. आरती बिन्दर्स ऐण्ड डेवलपर्स प्रा.लि. सी-39 बैसमेंट ऐन.डी.एस.ई.पार्ट-2 नई दिल्ली

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LTD. के द्वारा पेश किया है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

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

साक्षी नं:1 को हम नम्बरदार /आधेवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

AND

DLF Home Developers Limited (CIN : U74899HR1995PLC082458 & PAN : AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

AND

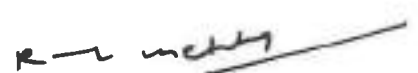
DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression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

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

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



Arjie Builders & Developers
Private Limited



DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6733

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Thru I.A. IT SHARMA OTHER NER मै. आरती बिल्डर्स एण्ड डेवलपर्स प्रा.लि. वी-39

बैसमेंट ऐन.डी.एस.ई.पार्ट-2 नई दिल्ली

दावेदार :- Thru RAVI RAJ OTHERDLE HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6733 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 818 के पृष्ठ नं 30.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न 1583 के पृष्ठ संख्या 60 से 64 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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

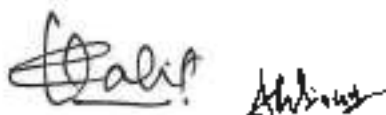
And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

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

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

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

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



Arjie Builders & Developers
Private Limited



DLF Home Developers
Limited

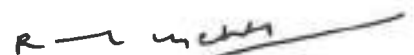


NOW THIS AGREEMENT WITNESSES AS UNDER:

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



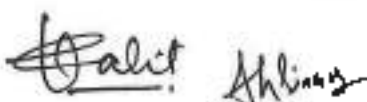
Arlie Builders & Developers
Private Limited

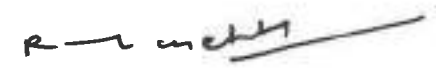


DLF Home Developers
Limited



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

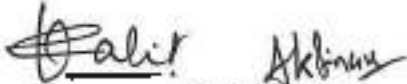

Arlie Builders & Developers
Private Limited

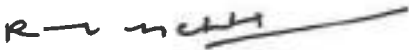

DLF Home Developers
Limited



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

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


Arlie Builders & Developers
Private Limited


DLF Home Developers
Limited



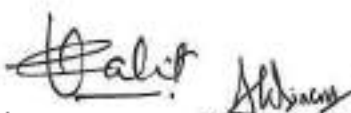
obtaining prior approval of DTCP and through an instrument duly executed by the parties in writing.

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

Schedule A

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

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


Arlie Builders & Developers
Private Limited


DLF Home Developers
Limited



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

LAND OWNER

Arlie Builders & Developers Private Limited



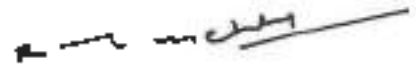
Lalit Sharma



Abhishek Singh
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Rohit Mehta
(Authorised Signatory)

Confirming Party-I

DLF Commercial Project Corporation



Arun Kumar Bhagat



Jayant Erickson
(Authorised Signatories)

Confirming Party-II

DLF Limited



Rohit Mehta
(Authorised Signatory)

WITNESSES:

1.



Indrajit Sr Ramakrishnan
DLF Genl

2.



Vikas Shri Ashok Kumar
Gateway Team DLF
GURUGRAM



Non Judicial:



Indian-Non Judicial Stamp Haryana Government



Date : 20/08/2024

Certificate No. G0T2024H3772



Stamp Duty Paid : ₹ 3348000

GRN No. 120204763



Penalty : ₹ 0

Seller / First Party Detail

Name: Atherol Builders and Developers private limited

H.No/Floor: 1st

Sector/Ward: Na

LandMark: Shopping mall complex arjun marg

City/Village: Dlfcityphaseri

District: Gurugram

State: Haryana

Phone: 99*****58

Buyer / Second Party Detail

Name: Dlf Home Developers limited

H.No/Floor: 2nd

Sector/Ward: Na

LandMark: Dlf shopping mall arjun marg

City/Village: Dlfcityphaseri

District: Gurugram

State: Haryana

Phone: 99*****58

Purpose: Development Agreement

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

DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

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

Atherol Builders & Developers
Private Limited

DLF Home Developers
Limited

प्रलेख नं:6734

दिनांक:23-08-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT
तहसील/सब-तहसील बादशाहपुर
गांव/शहर मैदावास

धन संबंधी विवरण

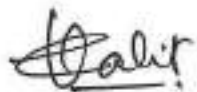
राशि 157400000 रुपये
स्टाम्प नं : 001202411372
राजिस्ट्रेशन फीस की राशि 50000 रुपये
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स्टाम्प की राशि 3348000 रुपये
Challan:120208674 पेस्टिंग शुल्क 3 रुपये

Drafted By: RAJAT SINGH ADV

Surveyor Charge: 1000

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 2:59:00 PM बजे श्री/श्रीमती /कुमारी
MS ATHERO BUILDERS AND DEVELOPERS PRIVATE LIMITED निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।
Thru - Lalit Sharma

उपस्थित पंजीयन अधिकारी (बादशाहपुर)



हस्ताक्षर प्रस्तुतकर्ता
MS ATHERO BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DUT HOME DEVELOPERS LTD dr. RAVI RASOTHER हाजिर है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी HINDUJEET पिता RAMNARAYAN
निवासी GGM व श्री/श्रीमती /कुमारी VIKAS पिता ANHOK KUMAR
निवासी GGM ने की।
साक्षी नं:1 को हम गम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

उपस्थित पंजीयन अधिकारी (बादशाहपुर)

दिनांक 23-08-2024

AND

DLF Home Developers Limited (CIN: U74899HR1995PLC08245B & PAN: AACCD0037H), a company duly Incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the **"Developer"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

AND

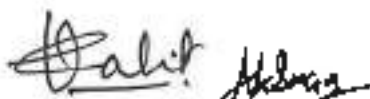
DLF Commercial Project Corporation (PAN: AAAFD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the **"Confirming Party-I"**, which expression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

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

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

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

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



Atherol Builders & Developers
Private Limited



DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6734

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MS ATHEROL BUILDERS AND DEVELOPERS PRIVATE LIMITED

दावेदार :- thru RAVI RAJOTHERDLF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6734 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 616 के पृष्ठ नं 30.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 65 से 68 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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

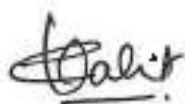
And Whereas the Land Owner have further represented that it has un-impeachable absolute right, title and interest, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the Said Land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

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

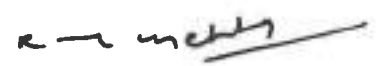
And Whereas the Confirming Party-I and the Confirming Party-II had entered into a Business Development Agreement dated 2nd Aug, 2006 as an arrangement in respect of development rights as maybe acquired by the Confirming Party-I, for an agreed consideration as provided therein.

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

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



Atherol Builders & Developers
Private Limited



DLF Home Developers
Limited



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

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

NOW THIS AGREEMENT WITNESSES AS UNDER:

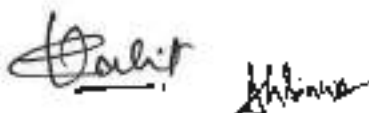
1. The Parties have agreed that the Developer shall develop and construct a Residential Colony on the Said Land along with certain other land parcels (hereinafter referred to as the "**Project**") in accordance with the license, as may be granted by the Director, Town & Country Planning, Haryana, Chandigarh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


Atherol Builders & Developers
Private Limited

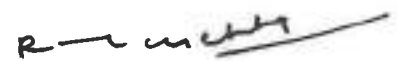

DLF Home Developers
Limited

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

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



Atherol Builders & Developers
Private Limited

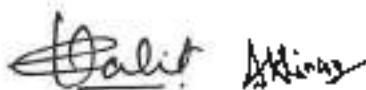


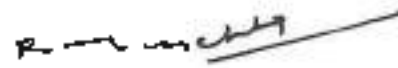
DLF Home Developers
Limited



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

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


Atherol Builders & Developers
Private Limited


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Limited

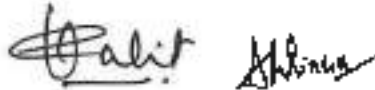


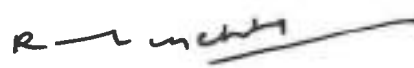
16. The terms and conditions of the Development Agreement dated 30th Aug, 2006 (as amended to date) and the Business Development Agreement dated August 2, 2006 shall be binding on the Parties. The terms and conditions of this Agreement are hereby confirmed by the Confirming Parties.
17. That the Courts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

Schedule A

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

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

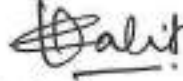

Atherol Builders & Developers
Private Limited

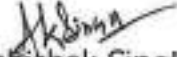

DLF Home Developers
Limited



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

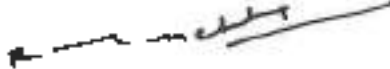
LAND OWNER
Atherol Builders & Developers Private Limited


Lalit Sharma


Abhishek Singh

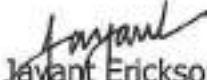
(Authorised Signatories)

DEVELOPER
DLF Home Developers Limited


Rohit Mehta
(Authorised Signatory)

Confirming Party-I
DLF Commercial Project Corporation


Arun Kumar Bhagat

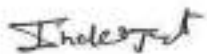

Jayant Erickson
(Authorised Signatories)

Confirming Party-II
DLF Limited


Rohit Mehta
(Authorised Signatory)

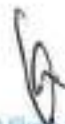
WITNESSES:

1.



Indersingh Sr. Ram Narayan
DLF & Co

2.


Vikas Singh Ashok Kumar
Gurgaon, Haryana
Gurgaon



18-03-2011
पंचायत समिति, बड़शहपुर
बड़शहपुर, जिला बल्लियाँ
उत्तर प्रदेश-221220

Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	GOT2024H3972			Stamp Duty Paid.	₹ 94500
GRN No.	120207190			Penalty :	₹ 0
Seller / First Party Detail Name: Hoshi Builders and Developers private limited H.No/Floor : 1st Sector/Ward : Na LandMark : Shopping mall complex arjun marg City/Village : Dlfcityphase1 District : Gurugram State : Haryana Phone : 99*****56					
Buyer / Second Party Detail Name : Dlf Home Developers limited H.No/Floor : 2nd Sector/Ward : Na LandMark : Dlf shopping mall arjun marg City/Village : Dlfcityphase1 District : Gurugram State : Haryana Phone : 99*****56					
Purpose : Development Agreement					

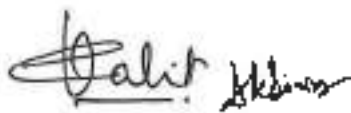
The authenticity of this document can be verified by scanning the QR Code Through smart phone or on the website <https://egmshry.mca.gov.in>

DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

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


Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited

प्रलेख न:6735

दिनांक:23-08-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील बादशाहपुर

गांव/शहर मैदावास

धन संबंधी विवरण

राशि 4725000 रुपये

स्टाम्प ड्यूटी की राशि 94500 रुपये

स्टाम्प नं : GUT3624143972

स्टाम्प की राशि 94500 रुपये

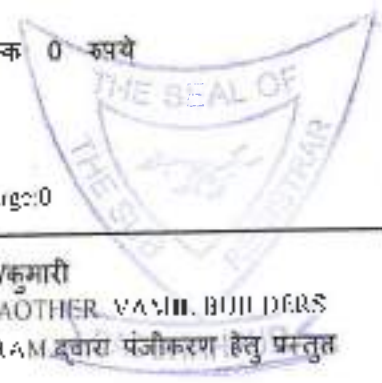
रजिस्ट्रेशन फीस की राशि 25000
रुपये

EChellan 120209778

पेस्टिंग शुल्क 0 रुपये

Drafted By: BHAI SINGH ADV

Service Charge:0



यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:00:00 PM बजे श्री/श्रीमती /कुमारी
MS HOSHI BUILDERS & DEVELOPERS PRIVATE LIMITED द्वारा LALIT SHARMA OTHER VAMSHI BUILDERS
DEVELOPERS PRIVATE LIMITED द्वारा LALIT SHARMA OTHER निवास CURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।

34/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

MS HOSHI BUILDERS & DEVELOPERS PRIVATE LIMITED VAMSHI BUILDERS DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DEEPTI DEVELOPERS LTD द्वारा RAVI RAO OTHER हाजिर है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी INDERJEET पिता RAM NARAYAN

निवासी CGM व श्री/श्रीमती /कुमारी VIKAS पिता ASHOK KUMAR

निवासी CURUGRAM की।

साक्षी नं:1 को हम नम्बरदार /अधिकारी के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

AND

DLF Home Developers Limited (CIN: U74899HR1995PLC082458 & PAN: AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

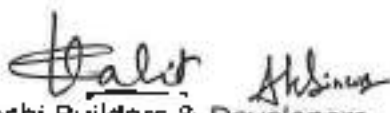
AND

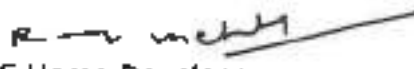
DLF Commercial Project Corporation (PAN: AAAPD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the "**Confirming Party-I**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (CIN: 70101HR1963PLC002484 , PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the "**Confirming Party-II**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the "**Confirming Parties**") of the **OTHER PART**;

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

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

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


Hoshi Builders & Developers
Private Limited


DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

6735

2024-2025

1



पेशकर्ता



दावेदार



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru LALIT SHARMAOTHER MS HOSHI BUILDERS & DEVELOPERS
PRIVATE LIMITED thru LALIT SHARMAOTHER VAMIL BUILDERS DEVELOPERS
PRIVATE LIMITED Lalit

दावेदार :- thru RAVI RAJOTHERDLF HOME DEVELOPERS
LTD Ravi

गवाह 1 :- INDERJEET Inderjeet

गवाह 2 :- VIKAS Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6735 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 616 के पृष्ठ नं 30.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न 1583 के पृष्ठ संख्या 69 से 73 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024

उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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

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

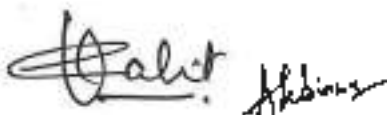
And Whereas the Regional Director (Northern Region), Ministry of Corporate Affairs, New Delhi (Central Government) vide its Order dated 27.09.2021 approved Scheme of Amalgamation under Section 233 of the Companies Act, 2013 between various companies including merger of Alfonso Builders & Developers Private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

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

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

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

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



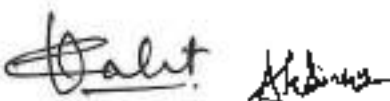
Hoshi Builders & Developers
Private Limited

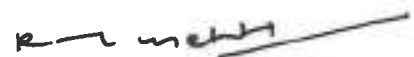


DLF Home Developers
Limited

NOW THIS AGREEMENT WITNESSES AS UNDER:

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

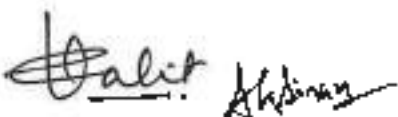

Hoshi Builders & Developers
Private Limited


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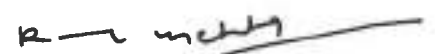


all the applications to and represent the Land Owner before all Statutory, Governmental, Local and Municipal Authorities, Administrative Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for grant of requisite exemptions, approvals, permissions, registrations,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

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



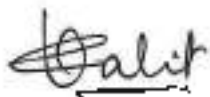
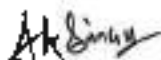
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Private Limited



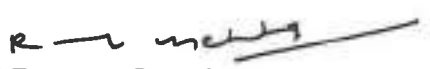
DLF Home Developers
Limited



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

Hoshi Builders & Developers
Private Limited


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

Schedule A

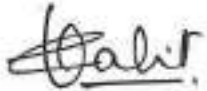
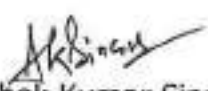
Village Maidawas, Tehsil Badshahpur, District Gurugram
(Jamabandi Year 2019-20 and M.No.4079)

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

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

LAND OWNER

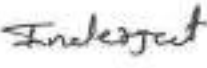
**Hoshi Builders & Developers
Private Limited**


Lalit Sharma 
(Authorised Signatories)

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


Arun Kumar Bhagat 
(Authorised Signatories)

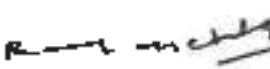
WITNESSES:

1.  2.

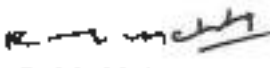
Indrajit & Ram Narayan
@ L2 E & N

DEVELOPER

DLF Home Developers Limited


Rohit Mehta
(Authorised Signatory)

**Confirming Party-II
DLF Limited**


Rohit Mehta
(Authorised Signatory)


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


Vikas S/o Shri Ashok Kumar
Getaway/Verma, DLF
Gurgaon



TO OBTAIN
THESE BOOKS
AND PAPERS
SEE THE
LIBRARY

Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No	GOT2024H3898			Stamp Duty Paid : ₹ 972000	(Rs. Only)
GRN No.	120206128			Penalty :	₹ 0
<u>Seller / First Party Detail</u>					
Name:	Vamil Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphasei	District :	Gurugram	State :	Haryana
Phone :	99*****56				
<u>Buyer / Second Party Detail</u>					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dlfcityphasei	District :	Gurugram	State :	Haryana
Phone :	99*****56				
Purpose	Development Agreement				



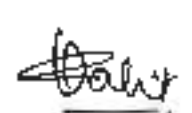
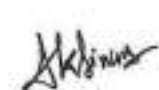

The authenticity of the document can be verified by scanning the QR Code Through smart phone or on the website <https://e-grahy.nic.in>

DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

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



**Vamil Builders & Developers
 Private Limited**




**DLF Home Developers
 Limited**

प्रलेख नं:6737

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	COLLABORATION
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	मैदावास
धन संबंधी विवरण	
राशि 48800000 रुपये	स्टाम्प ड्यूटी की राशि 972000 रुपये
स्टाम्प नं - 120459841	स्टाम्प की राशि 972000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F.Challan:120459841 पेस्टिंग शुल्क 0 रुपये
Drafted By: BILAL SINGH ADV	Service Charges:0

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:03:00 PM बजे श्री/श्रीमती /कुमारी MS VAMU BUILDERS & DEVELOPERS PRIVATE LIMITED निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Thru- Lalit Sharma

उप/संयुक्त पंजीकरण अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता
MS VAMU BUILDERS & DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DIFFHPRV DEVELOPERS LTD. by RAVI RAOJINER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने भुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी INDEBJIT पति RAM NARAYAN निवासी GGMB व श्री/श्रीमती /कुमारी VIKAS पति ASHOK KUMAR निवासी GGMB ने की।

साक्षी नं:1 को हम गम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 23-08-2024



उप/संयुक्त पंजीकरण अधिकारी (बादशाहपुर)

AND

DLF Home Developers Limited (CIN : U74899HR1995PLC082458 & PAN : AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns) through its duly Authorized Signatory Mr. Rohit Mehta, authorised vide Board Resolution, dated 08.11.2022, of the **SECOND PART**.

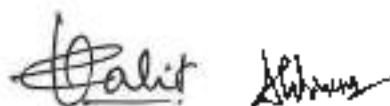
AND

DLF Commercial Project Corporation (PAN: AAAPD2181R), a partnership firm constituted and registered under the Indian Partnership Act, 1932 and having its registered office at 9th Floor, DLF Centre Sansad Marg, New Delhi, 110001 (hereinafter referred to as the "**Confirming Party-I**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, successors, nominees and assigns) through its duly Authorized signatories Mr. Arun Kumar Bhagat and Mr. Jayant Erickson, authorized vide Board Resolution, dated 26.02.2021 and **DLF Limited (PAN: AAACD3494N)**, a company incorporated under the Companies Act, 1956 and having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram-122002, Haryana (hereinafter referred to as the "**Confirming Party-II**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatory Mr. Rohit Mehta, authorized vide Board Resolution, dated 09.11.2022 and (Confirming Party-I and Confirming Party-II are hereinafter collectively referred to as the "**Confirming Parties**") of the **OTHER PART**;

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

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

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



Vamil Builders & Developers
Private Limited



DLF Home Developers
Limited

Reg. No.

Reg. Year

Book No.

8737

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MS VAMIL BUILDERS & DEVELOPERS PRIVATE LIMITED

दावेदार :- Mr RAVI RAJOTHERDLF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8737 आज दिनांक 23-08-2024 को बही नं 1 जिल्द नं 816 के पृष्ठ नं 31.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1583 के पृष्ठ संख्या 78 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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

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

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

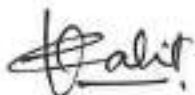
And Whereas the Land Owner had agreed to the above proposal of the Developer and had permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

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

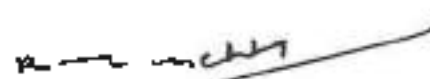
And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land along with other land into a Residential Colony in this Agreement as under.

NOW THIS AGREEMENT WITNESSES AS UNDER:

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



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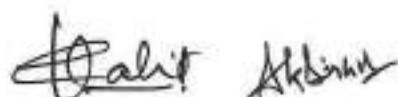


DLF Home Developers
Limited

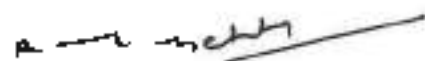


engineers, contractors, staff and workmen shall be borne and paid by the Developer.

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



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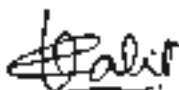


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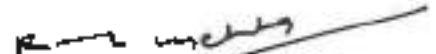


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6. The layout, building plan, design and specifications for the development and construction of the building(s) on the Said Land shall be decided at the sole discretion of the Developer who shall also apply and procure the approvals for the same from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



Vamil Builders & Developers
Private Limited



DLF Home Developers
Limited

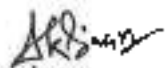


and accountable to the individual purchasers as well as the Authorities under the provisions of the Real Estate (Regulation of Development) Act, 2016 and Haryana Real Estate (Regulation and Development) Rules, 2017. The Developer shall be entitled to 5% of the total sale price (excluding GST) of the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

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



Vamill Builders & Developers
Private Limited



DLF Home Developers
Limited



Schedule A

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

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

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

LAND OWNER

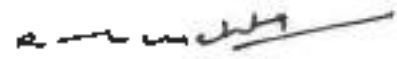
**Vamil Builders & Developers
Private Limited**



Lalit Sharma Abhishek Kumar Singh
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Rohit Mehta
Authorised Signatory

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

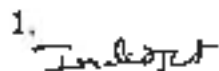
 Arun Kumar Bhagat  Jayant Erickson
(Authorised Signatories)


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

**Confirming Party-II
DLF Limited**

 Rohit Mehta
(Authorised Signatory)

WITNESSES:

1.  Indrajit Sr. Rom

2. 

Vikas Sr. Ashok Kumar
Gateway Tower DLF
Gurugram

Indrajit Sr. Rom
DLF Gurugram

THE SEAL OF
THE SUB
REGISTRAR
BADSHAHPUR



Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 20/08/2025

Certificate No. G0T2025H1044



Stamp Duty Paid: ₹ 1574500

GRN No 138022165



Penalty: ₹ 0

At: Gurgaon

Seller / First Party Detail

Name: Arko builders and Developers Private limited

H.No/Floor: 1st

Sector/Ward: Na

LandMark: Shopping mall complex arjun marg

City/Village: Dlfcityphase1

District: Gurugram

State: Haryana

Phone: 98*****06

Buyer / Second Party Detail

Name: Dlf home developers Limited

H.No/Floor: 2nd

Sector/Ward: Na

LandMark: Dlf shopping mall arjun marg

City/Village: Dlfcityphase1

District: Gurugram

State: Haryana

Phone: 98*****06

Purpose: Development Agreement

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

DEVELOPMENT AGREEMENT

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

BY AND BETWEEN

Arko Builders & Developers Private Limited (CIN U45201HR2006PTC091949, PAN AAFCA9051K), a company registered under the provisions of The Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase I, DLF City, Gurugram-122002 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns) through its duly Authorized signatories Mr. Lalit Sharma and Mr. Satpal, authorized vide Board Resolution, dated 26.03.2021 of the **ONE PART**;

Arko Builders & Developers Private Limited

DLF Home Developers Limited

प्रलेख नं:7511

दिनांक:27-08-2025

डीड संबंधी विवरण

डीड का नाम COLLABORATION
AGREEMENT

तहसील/सब-तहसील बादशाहपुर

गांव/शहर मैदावास

धन संबंधी विवरण

राशि 78718752 रुपये

स्टाम्प ड्यूटी की राशि 1574375 रुपये

स्टाम्प नं : p002025h1044

स्टाम्प की राशि 1574600 रुपये

रजिस्ट्रेशन फीस की राशि 50000
रुपये

EChallan:135618171

पेस्टिंग शुल्क 0 रुपये

Drafted By: SELF

Service Charge:0

यह प्रलेख आज दिनांक 27-08-2025 दिन बुधवार समय 2:40:00 PM बजे श्री/श्रीमती /कुमारी

M/S ARJIE BUILDERS AND DEVELOPERS PVT LTD DLF PHASE I GURUGRAM निवास द्वारा पंजीकरण हेतु
प्रस्तुत किया गया।

Vatthal

हस्ताक्षर प्रस्तुतकर्ता

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

उप/संबुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LIMITED thru MANOJ KUMAR COURT

GUARDIAN हजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAGHURAJ SINGH पिता RANJIT

SINGH निवासी GURUGRAM व श्री/श्रीमती /कुमारी RAJESH पिता KARAMBIR

निवासी GURUGRAM ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संबुक्त पंजीयन अधिकारी (बादशाहपुर)

AND

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

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

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

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

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

And Whereas the Developer is in the process of developing a Residential Colony as maybe approved by the Town and Country Planning Department, Haryana, on certain portion of land including the Said Land and Land Owner and Developer propose and agree to include the Said Land in the aforesaid project under the terms and conditions as mentioned in this Agreement. **And Whereas** the Land Owner has permitted the Developer to apply on its behalf for grant of license for developing a Residential Colony on the Said Land along with certain other land parcels.

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



Arlie Builders & Developers Private Limited



DLF Home Developers Limited




Reg. No.

Reg. Year

Book No.

7511

2025-2026

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- M/S ARLIE BUILDERS AND DEVELOPERS PVT. LTD DLF PHASE 1
GURUGRAM Satpal

दावेदार :- thru MANOJ KUMAR COURT GUARDIAN DLF HOME DEVELOPERS
LIMITED ML

गवाह 1 :- RAGHURAJ SINGH Raj Singh

गवाह 2 :- RAJESH R

प्रमाण पत्र

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

दिनांक 27-08-2025



उप/संयुक्त पंजीयन अधिकारी गदशाहपुर

R

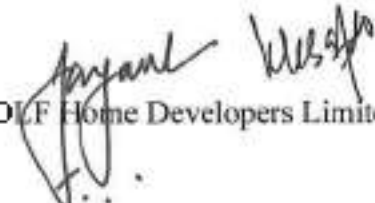
And Whereas the Parties now desire to record the terms and conditions governing their association for developing the Said Land along with other land into a Residential Colony in this Agreement as under.

NOW THIS AGREEMENT WITNESSES AS UNDER:

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

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

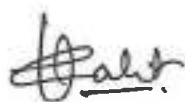

Arlie Builders & Developers Private Limited


DLF Home Developers Limited



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

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



Arlic Builders & Developers Private Limited




DLF Home Developers Limited



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



Arlie Builders & Developers Private Limited




DLF Home Developers Limited



Schedule A

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

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

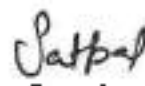
IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year hereinabove written.

LAND OWNER

Arlie Builders & Developers Private Limited



Lalit Sharma



Satpal

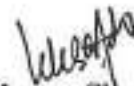
(Authorised Signatories)

DEVELOPER

DLF Home Developers Limited



Jayant Erickson



Krishan Kumar Sheera

(Authorised Signatories)

WITNESSES:

1. 
Rajendra Singh S/o H.
Ramesh Singh
H.No 38 V.P.O Teekali
Gurgaon.

2.


Rajesh S. Dhar Karanbir
Sec-14, Gurgaon



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 	Date : 25/08/2025
Certificate No	G0Y2025F3761	
GRN No	135834899	
	<u>Seller / First Party Detail</u>	Stamp Duty Paid : ₹ 1000 (Rs. Thousand Only)
Name:	Arie builders and Developers Private limited	
H.No/Floor :	1st	Section/Ward : Na
City/Village :	Dlfcityphase1	District : Gurugram
State :	Haryana	
Phone :	99*****06	
	<u>Buyer / Second Party Detail</u>	
Name :	Df Home developers Limited	
H.No/Floor :	2nd	Section/Ward : Na
City/Village :	Dlfcityphase1	District : Gurugram
State :	Haryana	
Phone :	98*****06	
Purpose :	Special Power of Attorney	
		

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

POWER OF ATTORNEY

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

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




Arie Builders & Developers Private Limited

प्रलेख नं:162

दिनांक:27-08-2025

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील बादशाहपुर
गांव/शहर मैदाबास

धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : 80920253761
स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये
EChellan.*38736248
पेस्टिंग शुल्क 3 रुपये

Drafted By: SILE

Service Charge:200

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

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

Satpal

हस्ताक्षर प्रस्तुतकर्ता

ARLIE BUILDERS AND DEVELOPERS PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LIMITED thru MANOJ KUMAROTHAR हस्तित है।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

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

शायी नं:1 को हम नम्बरदार /अधिकृत के रूप में जानते हैं तथा यह शायी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

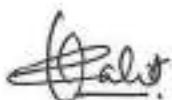
AND WHEREAS, the Executant has acquired/purchased the Said Land from Milda Buildwell Private Limited vide sale deed no. 1950 dated 06.05.2025, registered at the office of the Sub-Registrar Radshahpur.

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

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

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

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




Reg. No.

Reg. Year

Book No.

162

2025-2026

4



पेशकर्ता



गवाह



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru SATPALOTHER ARLIE BUILDERS AND DEVELOPERS PRIVATE LIMITED Satpal

गवाह :- thru MANOJ KUMAROTHERDLF HOME DEVELOPERS LIMITED MJ

गवाह 1 :- RAGHURAJ SINGH Raghu Singh

गवाह 2 :- RAJESH Rajesh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 162 आज दिनांक 27-08-2025 को बही नं 4 जिल्द नं 24 के पृष्ठ नं 84,5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 56 के पृष्ठ संख्या 28 से 30 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-08-2025



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

R

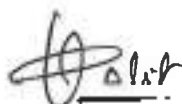
rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements,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

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



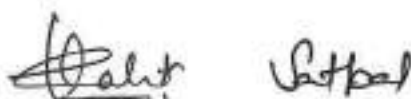
8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties, External Development Charges (EDC), State Infrastructure Development Charges (SIDC) Infrastructure Augmentation Charges(IAC), transfer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



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

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





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

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

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



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

Schedule A

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

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

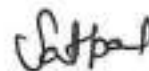
In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Arlie Builders & Developers Private Limited

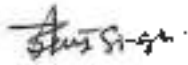


Lalit Sharma



Satpal

Witnesses:

1. 

Rajinder Singh Son of Ramjit Singh
H No- 38 V.P.O Tee-ki
Gurgaon.

2.


Rajesh D. Jari Karambir
Sec-14, G.S.M



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	G0T2024H4675		Stamp Duty Paid : ₹ 1000 (Rs. Thousand Only)		
GRN No.	120353910		Penalty : ₹ 0 (Rs. Zero Only)		
<u>Seller / First Party Detail</u>					
Name:	Vamil Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone:	98*****06				
<u>Buyer / Second Party Detail</u>					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98*****06				
Purpose :	Special Power of Attorney				

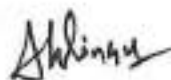



The authenticity of this document can be verified by scanning the QR Code Through smart phone or on the website <https://haryana.gov.in>

POWER OF ATTORNEY

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

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

Vamil Builders & Developers Private Limited

प्रलेख नं:186

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	बादशाहपुर
गाव/शहर	मैदावास

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : 0012024144675	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EC Challan:120458808 पेसिंग शुल्क 3 रुपये
Prepared By: JAGJAL SINGH ADV	Service Charge:2000

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:05:00 PM बजे श्री/श्रीमती /कुमारी
VAMIL BUILDERS DEVELOPERS PRIVATE LTM. PTHHW LALIT SHARMAOTHER निवास GURUGRAM द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

VAMIL BUILDERS DEVELOPERS PRIVATE LIMITED

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DUT HOME DEVELOPERS LTD Rm RAM RAJOTHEK राजिर है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों

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

साक्षी नं:1 को हम नभवरदार /अधिकृतता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



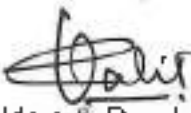
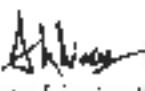
उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "Said Agreement") with **DLF Home Developers Limited (PAN AACCD0037II)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd Floor, Arjun Marg, DLF Shopping Mall, DLF City, Phase-1, Gurugram -122002, Haryana (India) (hereinafter referred to as the "Developer") for development of the Said Land.

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

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

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



Vamil Builders & Developers Private Limited

Reg. No.

Reg. Year

Book No.

166

2024-2025

4



पेशकर्ता



प्राधिकृत



ग्राहक

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Mr. ALIT SPARMAOTHER VAMIL BUILDERS DEVELOPERS PRIVATE LIMITED Alit

प्राधिकृत :- Mr. RAVI RAJOTHEERDL HOME DEVELOPERS LTD Ravi

ग्राहक 1 :- INDERJEET Inderjeet

ग्राहक 2 :- VIKAS Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 166 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 174.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 56 से 60 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और ग्राहकों ने अपने हस्ताक्षर/निशान अंगूठा गरे सामने किये हैं।

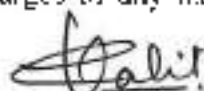
दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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






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

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



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






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

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

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

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






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

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

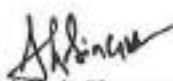
In Witness Whereof the Executant had signed this Power of Attorney on the day, month and year hereinabove written.

EXECUTANT

Vamil Builders & Developers Private Limited



Lalit Sharma



Abhishek Kumar Singh

Witnesses:

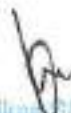
1.

Indeent

Indeent S. Ram Narayan

DLF Law

2.



Vikas Chh Anshul Kumar
Gurgaon Tower DLF
Gurgaon


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



FILE 0017240
SUB REGISTRAR
BADSHAHPUR
DATE 01/01/2010
TIME 11:10

Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	GOT2024HH674			Stamp Duty Paid : ₹ 1000 (Rs. Thousand Only)	
GRN No.	120353782			Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>					
Name:	Akina Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone:	98*****05				
<u>Buyer / Second Party Detail</u>					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98*****06				
Purpose :	Special Power Of Attorney				




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

POWER OF ATTORNEY

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

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





Akina Builders & Developers Private Limited

प्रलेख नं:167

दिनांक:23-08-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	बादशाहपुर
गांव/शहर	मैदावास
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं 001502414674	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan: 20447371 पेस्टिंग शुल्क 3 रुपये
Drafted By: NIMATI SINGH ADV Service Charge: 200	

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:08:00 PM बजे श्री/श्रीमती /कुमारी
AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED thru LALIT SHARMA OTHER निवास GURUGRAM
द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
AKINA BUILDERS AND DEVELOPERS PRIVATE LIMITED

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LTD thru RAVIRAJ OTHER हाजिर हैं। प्रतुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीINDERJEET पिता RAM NARAYAN
निवासी GGM व श्री/श्रीमती /कुमारी VIKAS पिता ASLOK KUMAR
निवासी GGM ने की।
साक्षी नं:1 जो हम नम्बरदार /अधियक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

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

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

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

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




Reg. No.

Reg. Year

Book No.

167

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru LAJIT SHARMA OTHER AKIVA BUILDERS AND DEVELOPERS PRIVATE LIMITED Lalet

प्राधिकृत :- thru RAVI RAJOTHEEROLF HOME DEVELOPERS LTD Ravi

गवाह 1 :- INDERJEET Inderjeet

गवाह 2 :- VIKAS Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 167 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 174.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 61 से 64 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के परस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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





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

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






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



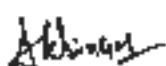



18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority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

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

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

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



Schedule A

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

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

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

EXECUTANT

Akina Builders & Developers Private Limited



Lalit Sharma



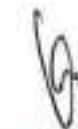
Abhishek Kumar Singh

Witnesses:

1st *Indrajeet*

Indrajeet S. Ram Narayan
DLF Group

2.



Vilas S/o Shri Ashok Kumar
Gateway Tower DLF
Gurugram

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



DDO Code: 0368		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 29-08-2024 (Cash) *0120447371*					
23-08-2024 (Chq/DD)					
GRN No.: 0120447371		Date: 22 Aug 2024 13:02:12			
Office Name: 0368-SDM BADSHAHPUR					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			100		
0030-03-104-97-51 Pastling Fees			5		
PD AcNo: 0					
Deduction Amount: ₹			0		
Total Net Amount: ₹			105		
₹ One Hundred and Five Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-					
PAN No:					
Tenderer's Name: DLF Home Developers Ltd					
Address: GURUGRAM HARYANA - 122002					
Particulars: Registration Fee					
Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909816922082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0368		E - CHALLAN Government of Haryana		AGI Dept Copy	
Valid Upto: 29-08-2024 (Cash) *0120447371*					
23-08-2024 (Chq/DD)					
GRN No.: 0120447371		Date: 22 Aug 2024 13:02:12			
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Tenderer's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo/Taxid:-					
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Tenderer's Name: DLF Home Developers Ltd					
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Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909816922082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

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



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	G0T2024H4692		Stamp Duty Paid : ₹ 1000 (Rs. Thousand Only)		
GRN No.	120354171		Penalty : ₹ 0 (Rs. Zero Only)		
Seller / First Party Detail					
Name:	Hoshi Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98*****06				
Buyer / Second Party Detail					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98*****06				
Purpose :	Special Power of Attorney				



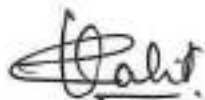
THE SEAL OF
THE SUB
REGISTRAR
BADSHAHPUR

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

POWER OF ATTORNEY

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

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




Hoshi Builders & Developers Private Limited

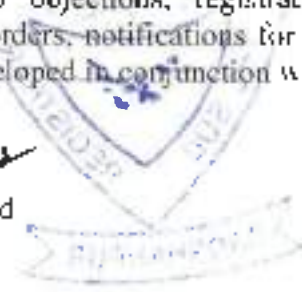
AND WHEREAS the Executant had entered into a Development Agreement dated 22.08.2024 (hereinafter referred to as the "Said Agreement") with **DLF Home Developers Limited (PAN AACCD003711)**, a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at 2nd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

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

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

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

Hoshi Builders & Developers Private Limited



Reg. No.

Reg. Year

Book No.

168

2024-2025

4



पेशकर्ता

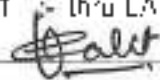


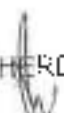
साधिकत

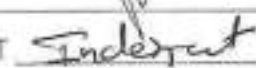


गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Mr. LAL T SHARMA OTHER POSHI BUILDERS AND DEVELOPERS PVT LTD 

साधिकत :- Mr. RAV RAJOTHEK HOME DEVELOPERS LTD 

गवाह 1 :- INDERJEET 

गवाह 2 :- VIKAS 

प्रमाण पत्र

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

दिनांक 23-08-2024




उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

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

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



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

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



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

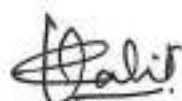
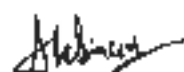


18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority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

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

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

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



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

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

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

EXECUTANT

Hoshi Builders & Developers Private Limited

[Signature]

Lalit Sharma

[Signature]

Abhishek Kumar Singh

Witnesses:

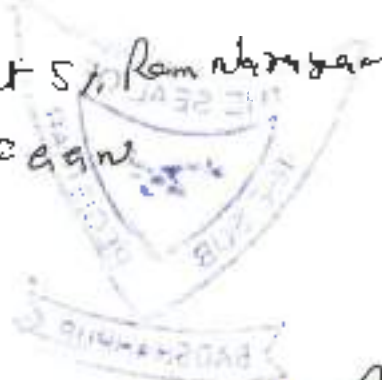
1.

Indrajit

2.

[Signature]
Vikram Singh Kumar
Gatow, District
Gurugram

Indrajit S. Ram Narayan
@UP 29/12



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



THE SUB REGISTRAR
BADSHAMPUR
DISTRICT OF BANGALORE
KARNATAKA
INDIA

Non Judicial		Indian Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No	GOT2024H4642			Stamp Duty Paid	₹ 1000
GRN No.	120352208			Penalty :	₹ 0
(Rs. Zero Only)					
Seller / First Party Detail					
Name:	Atherol Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone:	98*****06				
Buyer / Second Party Detail					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village:	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98*****06				
Purpose :	Special Power of Attorney				

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

POWER OF ATTORNEY

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

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

Atherol Builders & Developers Private Limited

प्रलेख नं:169

दिनांक:23-08-2024

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

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : 6091202414642	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:120449690
	पेस्टिंग शुल्क 3 रुपये
Drafted By: BILAL SINGH ADV	Service Charge 200

यह प्रलेख आज दिनांक 23-08-2024 दिन शुक्रवार समय 3:10:00 PM बजे श्री/श्रीमती /कुमारी
ATHEROL BUILDERS AND DEVELOPERS PVT LTD, Mr. LALIT SHARMA OTHER निवास GURUGRAM द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
ATHEROL BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी LALIT HOME DEVELOPERS : Mr. RAM NARAYAN RARICHER हाजिर हैं। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझाकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी INDERJEET पति RAM NARAYAN
निवासी CGM व श्री/श्रीमती /कुमारी VIKAS पति ASHOK KUMAR
निवासी CGM ने की।
साक्षी नं:1 को हम नम्बरदार /अधिकारता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

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

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

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

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

Reg. No.

Reg. Year

Book No.

169

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- M/s LALIT SHARMA OTHER ATHEROL BUILDERS AND DEVELOPERS PVT LTD

प्राधिकृत :- M/s RAWI RAJOTHE RDLF HOME DEVELOPERS LTD

गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 169 आज दिनांक 23-08-2024 को बही नं 4 जिल्द नं 23 के पृष्ठ नं 175.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 45 के पृष्ठ संख्या 70 से 73 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

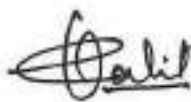
दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी बादशाहपुर

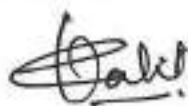
Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits,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

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



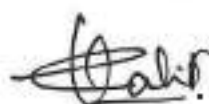



- infrastructure augmentation charges(IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same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






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






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

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

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

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



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

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

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

EXECUTANT

Atherol Builders & Developers Private Limited



Lalit Sharma



Abhishek Singh

Witnesses:

1.

Indrajit

Indrajit Sr. Ram Narayan

DLP GAN

2.


Vikas C/o S. V. Dhoti Kumar
Gateway Tower DLF
Gurugram


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



THE SEAL OF
THE SUB REGISTRAR
RADSHAHPUR

Atharwal

DDO Code: 0368	E - CHALLAN Government of Haryana		Candidate Copy
Valid Up to:	29-08-2024 (Cash)	*0120149690*	
	23-08-2024 (Chq/DD)		
GRN No.	012049690	Date	22 Aug 2024 13:27:17
Office Name	0368-SOM BADSHAHPUR		
Treasury	Gurgaon		
Period	(2024-25): One Time		
Head of Account		Amount	₹
0030-03-104-90-51 Fees for Registration		100	
0030-03-104-97-51 Pasting Fees		5	
PD AckNo	0		
Deduction Amount:	₹	0	
Total Net Amount:	₹	105	
₹ One Hundred and Five Rupees			
Tenderer's Detail			
GPF/PRA/NTIN/Acct. no./VehicleNo/Taxid -			
PAN No:			
Tenderer's Name: OLF Home Developers Ltd			
Address: GURUGRAM HARYANA - 122002			
Particulars: Registration Fee			
Cheque/DD- Detail			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No	000150910119622082024		
Payment Date:	22/08/2024		
Bank:	SBI Aggregator		
Status:	Success		

DDO Code: 0368	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Up to:	29-08-2024 (Cash)	*0120449690*	
	23-08-2024 (Chq/DD)		
GRN No.:	012049690	Date	22 Aug 2024 13:27:17
Office Name:	0368-SOM BADSHAHPUR		
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Head of Account		Amount	₹
0030-03-104-90-51 Fees for Registration		100	
0030-03-104-97-51 Pasting Fees		5	
PD AckNo	0		
Deduction Amount:	₹	0	
Total Net Amount:	₹	105	
₹ One Hundred and Five only			
Tenderer's Detail			
GPF/PRA/NTIN/Acct. no./VehicleNo/Taxid -			
PAN No:			
Tenderer's Name: OLF Home Developers Ltd			
Address: GURUGRAM HARYANA - 122002			
Particulars: Registration Fee			
Cheque/DD- Detail			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	000150910119622082024		
Payment Date:	22/08/2024		
Bank:	SBI Aggregator		
Status:	Success		

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



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 20/08/2024	
Certificate No.	GOT2024H4578			Stamp Duty Paid	₹ 1000
GRN No.	120354051			Penalty :	₹ 0
Seller / First Party Detail					
Name:	Arlie Builders and Developers private limited				
H.No/Floor :	1st	Sector/Ward :	Na	LandMark :	Shopping mall complex arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98****06				
Buyer / Second Party Detail					
Name :	Dlf Home Developers limited				
H.No/Floor :	2nd	Sector/Ward :	Na	LandMark :	Dlf shopping mall arjun marg
City/Village :	Dlfcityphase1	District :	Gurugram	State :	Haryana
Phone :	98****06				
Purpose :	Special Power of Attorney				

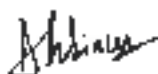
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://registrar.haryana.gov.in>

POWER OF ATTORNEY

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

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

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

Arlie Builders & Developers Private Limited

प्रलेख नं:170

दिनांक:23-08-2024

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील बादशाहपुर
गांव/शहर मैदावास

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : 0012024H467X स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan.120447752 पेस्टिंग शुल्क 3 रुपये
Dated By: BHAI SINGH ADV Service Charge:200

यह प्रलेख आज दिनांक 23-08-2024 दिन बुधवार समय 3:11:00 PM बजे श्री/श्रीमती /कुमारी
ARLIE BUILDERS AND DEVELOPERS PVT LTD:In LALIT SHARMAOTHER निवास GURUGRAM द्वारा पंजीकरण
हस्त प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता
ARLIE BUILDERS AND DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF HOME DEVELOPERS LTD:In RAVI RAJOTHER सहजिर है। प्रस्तुत प्रलेख
के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/UNDER/पति RAM NARAYAN
निवासी GGM व श्री/श्रीमती /कुमारी VIKAS पिता ASHOK KUMAR
निवासी GGM में की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानति है तथा वह साक्षी नं:2 की पहचान करता है।

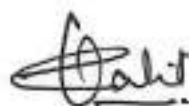


उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)

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

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

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




Reg. No.

Reg. Year

Book No.

170

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- M/s. LALIT SHARMA OTHER ARLIE BUILDERS AND DEVELOPERS PVT LTD

प्राधिकृत :- M/s. RAVI RAO OTHER DLF HOME DEVELOPERS LTD

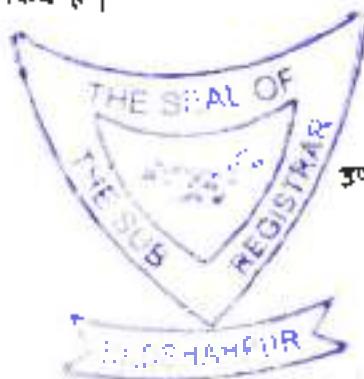
गवाह 1 :- INDERJEET

गवाह 2 :- VIKAS

प्रमाण पत्र

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

दिनांक 23-08-2024



उप/संयुक्त पंजीयन अधिकारी कादशाहपुर

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

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





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

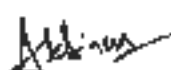
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSPV, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions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






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

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



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

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

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

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

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

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

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

Artie Builders & Developers Private Limited



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

EXECUTANT

Arjie Builders & Developers Private Limited



Lalit Sharma



Abhishek Singh

Witnesses:

1.

Indrajit

2.


Vikas Shri Ashok Kumar
Gateway Tower DLF
Gurugram

Indrajit S. Ramnatarajan
DLP a/c




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

THE REGISTRAR
JALPAIGURI
JALPAIGURI
JALPAIGURI
JALPAIGURI



UDD Code: C358		E - CHALLAN Government of Haryana		Carbon Copy	
Valid Up to:	29-08-2024 (Cash)	"0120447762"			
	29-08-2024 (Chq/DD)				
GRN No.:	0120447762	Date:	22 Aug 2024	13:06:16	
Office Name:	0360-SOM BADSHAHPUR				
Treasury:	Gurgaon				
Period:	(2024-25): One Time				
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		100			
0030-03-104-97-51 Pasting Fees		5			
PD AcNo	0				
Deduction Amount:	₹	0			
Total/Net Amount:	₹	105			
₹ One Hundred and Five Rupees					
Tenderer's Detail					
GPF/PRANTIN/Ac.No./VehicleNo/TaxId:					
PAN No:					
Tenderer's Name: DLF Home Developers Ltd					
Address: GURUGRAM HARYANA - 122002					
Particulars: Registration Fee					
Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909853022082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

UDD Code: C358		E - CHALLAN Government of Haryana		AGI Dep Copy	
Valid Up to:	29-08-2024 (Cash)	"0120447762"			
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PD AcNo	0				
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Total/Net Amount:	₹	105			
₹ One Hundred and Five only					
Tenderer's Detail					
GPF/PRANTIN/Ac.No./VehicleNo/TaxId:					
PAN No:					
Tenderer's Name: DLF Home Developers Ltd					
Address: GURUGRAM HARYANA - 122002					
Particulars: Registration Fee					
Cheque/DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909853022082024			
Payment Date:		22/08/2024			
Bank:		SBI Aggregator			
Status:		Success			

170

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

