

- Your Name Recd 9590



हरियाणा HARYANA

COLLABORATION AGREEMENT

This COLLABORATION AGREEMENT is executed at Gurgaon on this 30/12 day of December, 2010

BETWEEN

Surajmal, Amritlal, sons of Khubiram, R/o Wazirabad, Tehsil & District Gurgaon, Haryana, hereinafter referred to as **THE PARTY OF THE FIRST PART** (expression shall mean and include legal heirs, Successors, nominees and assigns).

AND

M/s DLF Utilities Limited, a company registered under the provisions of The Companies Act, 1956, having it's registered office at, Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurgaon (Haryana), hereinafter referred to as **'THE PARTY OF THE SECOND PART'** (which expression shall mean and include Representatives, Nominees, Successors and Assigns) acting through it's Authorized Signatories, Mr. Gitam Maker and Brig A.D. Kaushal.

Suraj Mal Amrit Lal

Gitam Maker Brig A.D. Kaushal

DCA Writ

C.A.

37207

K.P.L. SINGH
STAMP
Teh. GURGAON

प्रलेख नः 2578

दिनांक 09/02/2011

डीड संबंधी विवरण	
डीड का नाम AGREEMENT	
तहसील/सब-तहसील Manesar	गांव/शहर खेडकीदोला
भवन का विवरण	
भूमि का विवरण	
धन संबंधी विवरण	
राशि 0.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 100.00 रुपये
स्टाम्प की राशि 100.00 रुपये	रजिस्ट्रेशन फीस की राशि 0.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: C.L. Arora, Adv.

यह प्रलेख आज दिनांक 09/02/2011 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Surajmal
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khubiram निवासी Wazirabad, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Surajmal

Amrit Lal

उप/संयुक्त पंजीयन अधिकारी
Manesar

श्री Surajmal, Amritlal

उपरोक्त पेशकर्ता श्री/श्रीमती/कुमारी thru:- Col. Mahender Singh दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने
सुधक्ष समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C.L. Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon
व श्री/श्रीमती/कुमारी Brahm Dutt पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Amrit Lal निवासी Wazirabad, Gurgaon ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/02/2011

उप/संयुक्त पंजीयन अधिकारी
Manesar

176/370
1/1 - 6-6
1/2 4-4
1 - 8-0

WHEREAS THE PARTY OF THE FIRST PART has represented that they are the absolute owners and in possession of land falling in Khewat/Khata No. 535/583 Rect. No. 59, Kila No. 16(8-0), 25(8-0), Rect. No. 64, Kila No. 5(8-0), field 3, total area admeasuring 24 Kanal 0 Marla - to the extent of 2/5 share i.e. 9 Kanal 12 Marla & Khewat/Khata No. 7/7, Rect. No. 64, Kila No. 8(8-0), 9(8-0), 13/1(5-7), 14(8-0), field 4, total area admeasuring 29 Kanal 7 Marla - to the extent of 176/587 share i.e. 8 Kanal 16 Marla, thus, total area for both khewats admeasuring 18 Kanal 8 Marla, equivalent to 2.30 acre, vide Jamabandi year 2004-05, in the revenue estate of Kherki Daula, Tehsil Manesar and District Gurgaon, herein after referred to as the said Land. The revenue records of said Land are attached herewith as Annexure I and the revenue plan with demarcation of the land therein is attached herewith as Annexure II.

AND WHEREAS the PARTY OF THE FIRST PART 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 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 approved plan of Gurgaon Manesar Urban Complex 2025.

AND WHEREAS the PARTY OF THE SECOND PART is developer of repute and holds sufficient expertise in the development of Colonies, Group Housing Schemes, Commercial Towers, Shopping Complexes etc. and has developed various projects in and around Gurgaon and Delhi.

AND WHEREAS the PARTY OF THE FIRST PART is now desirous of developing the said Land but have financial constraints and also lack expertise in the development and construction and have accordingly approached the PARTY OF THE SECOND PART with a proposal of collaboration, wherein the PARTY OF THE SECOND PART shall develop the said Land.

Suraj Lal

Anurag Lal

Anurag Lal

Reg. No.
2578

Reg. Year
2010-2011

Book No.
1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता

Surajmal Suraj Mal Amritlal Amrit Lal

दावेदार

thru: -Col. Mahender Singh Mh

गवाह 1:- C.L.Arora CL

गवाह 2:- Brahm Dutt Brahm

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,578 आज दिनांक 09/02/2011 को बही न: 1 जिल्द न: 1 के पृष्ठ न: 28 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 2 के पृष्ठ सख्या 1 से 2 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 09/02/2011

उप/संयुक्त पंजीयन अधिकारी
Manesar

4. The said Land Owner shall get its share in the said land duly partitioned by due process of law within a period of 30 days from the date of this Agreement and shall get the partition order duly recorded in the revenue records.
5. That in lieu of this Agreement the PARTY OF THE FIRST PART do hereby grant the absolute, irrevocable authority and permission to the PARTY OF THE SECOND PART to develop the said land for the purpose of residential/group housing and/or any other development as may be permissible under law and for that purpose has put the PARTY OF THE SECOND PART in absolute possession of the said land.
6. That it is agreed between the parties that the possession of the said land having been handed over to PARTY OF THE SECOND PART shall not be disturbed by PARTY OF THE FIRST PART or anyone claiming through them till completion of the project and thereafter, at any point of time. Any third party claim shall be defended by PARTY OF THE FIRST PART at their cost and PARTY OF THE FIRST PART shall also indemnify and keep the PARTY OF THE SECOND PART indemnified in respect of losses, damages or costs that may be incurred by the PARTY OF THE SECOND PART.
7. That the PARTY OF THE FIRST PART shall apply in its own name and obtain the requisite License, permissions, sanctions and approvals under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 for development of the said Land into a colony at the discretion of the PARTY OF THE SECOND PART. The PARTY OF THE SECOND PART shall however, facilitate and assist the PARTY OF THE FIRST PART in applying and obtaining the said License.
8. That the PARTY OF THE FIRST PART shall supply and provide all necessary documents as may be required to be submitted to the concerned authorities and also sign and execute any other documents, applications, affidavits, undertakings etc.

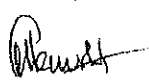
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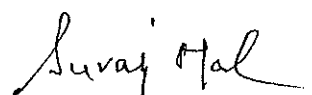
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AND WHEREAS the PARTY OF THE SECOND PART has acceded to the request of the PARTY OF THE FIRST PART as the land of the PARTY OF THE FIRST PART can be used and developed for setting up of the colony and both the Parties have therefore agreed to enter into the present Collaboration Agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

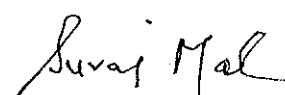
1. That the PARTY OF THE SECOND PART has agreed to pay a sum of Rs. 15,00,000/- per acre of the licensable part of the said Land to the PARTY OF THE FIRST PART as security deposit. Accordingly, the PARTY OF THE SECOND PART shall pay to the PARTY OF THE FIRST PART a sum of Rs. 34,50,000/- (Rupees Thirty Four Lakh Fifty Thousand only) within a period of 30 days from the date of this Agreement to the PARTY OF THE FIRST PART on carrying out satisfactory due diligence with respect to the said Land.
The said amount shall be retained by the PARTY OF THE FIRST PART as refundable interest free security deposit and shall be refunded by the PARTY OF THE FIRST PART to the PARTY OF THE SECOND PART as covenanted in this Agreement.
2. That the Party of the First Part undertakes to issue a Cheque for the above amount in favour of the Party of the Second Part as and when the refundable security is paid by the Party of the Second Part to the Party of the First Part. The Parties have specifically agreed that the above cheque which may be issued by the Party of the First Part in favour of the Party of the Second Part shall form security for ensuring performance of Party of the First Part's obligations under this Agreement.
3. That the original title deeds of the said Land are hereby handed over to the PARTY OF THE SECOND PART as a security for ensuring performance of PARTY OF THE FIRST PART'S obligations under this Agreement.

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9. That the PARTY OF THE FIRST PART undertakes to individually execute and get registered irrevocable special power of attorney in favour of the officials of the PARTY OF THE SECOND PART specifically authorizing them to do all acts, deeds and things which the PARTY OF THE SECOND PART in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the said land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The PARTY OF THE FIRST PART agree and undertake not to cancel, revoke or modify the said powers of attorney without prior written consent of the PARTY OF THE SECOND PART and shall keep the same in full force till such time as desired by the PARTY OF THE SECOND PART for full implementation of the project. The said powers of attorney shall, inter-alia, contain the powers to be vested in the nominated officials of the PARTY OF THE SECOND PART for sale, mortgage, lease, exchange or any other dispositions of the said Land in their absolute discretion.
10. That all expenses involved in obtaining licence, permissions and sanctions from concerned authorities shall be incurred and paid by the PARTY OF THE SECOND PART.
11. That on the requisite License being granted to the PARTY OF THE FIRST PART, the PARTY OF THE FIRST PART shall apply to the concerned authorities for grant of No Objection Certificate/ Permissions to transfer the title of the said Land in favour of the PARTY OF THE SECOND PART and/or its nominees along with the requisite Licenses.
12. The PARTY OF THE FIRST PART shall thereafter be bound to transfer the title of the said Land by way of Sale Deed/s along with the requisite License for developing the same in favour of the PARTY OF THE SECOND PART and/or its nominees within 30 days from the date of grant of No Objection Certificate/ Permissions for a consideration equivalent to the circle rate of the

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said Land prevalent at the time of execution of the Sale Deed, herein after referred to as the **said consideration amount**.

13. That since considerable expenditure, efforts and expertise are involved in getting the Licences, permissions, sanctions the PARTY OF THE FIRST PART specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of Licence / Permissions. In the event of the PARTY OF THE FIRST PART backing out or rescinding from this Agreement, besides other rights, the PARTY OF THE SECOND PART shall be entitled to get the said Agreement specifically enforced and claim damages at the risk and cost of the PARTY OF THE FIRST PART.
14. That in case the PARTY OF THE FIRST PART fails to execute the Sale Deed/s within a period of 30 days from the date of grant of No Objection Certificate / Permissions from appropriate authorities as agreed upon, the PARTY OF THE SECOND PART shall be entitled to get the Sale Deed/s executed and registered through court of Law at the cost and expenses of the PARTY OF THE FIRST PART.
15. That the expenses for the registration and execution of the Sale Deed/s with respect to the said land in favour of the PARTY OF THE SECOND PART shall be borne by the PARTY OF THE SECOND PART and the expenses for the registration and execution of the Sale Deed with respect to the said developed plotted area in favour of the PARTY OF THE FIRST PART shall be borne by the PARTY OF THE FIRST PART.
16. That within a period of 36 months from the date of transfer of land and licence in favour of the PARTY OF THE SECOND PART, the PARTY OF THE SECOND PART shall offer possession of the developed plotted area to the PARTY OF THE FIRST PART and or its nominees. The developed plotted area shall be in the said Land or any other Land at the sole discretion of the

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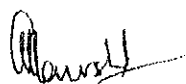
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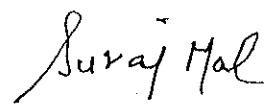
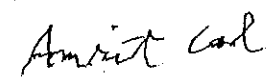
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PARTY OF THE SECOND PART equivalent to 1300 sq. yards per acre of the said Land, subject to achievement of maximum permissible plotted yardage, herein after referred to as **the developed area**. In the event maximum permissible plotted yardage is not achievable, the developed area shall be reduced proportionately.

The PARTY OF THE SECOND PART shall endeavour to allot in favor of the PARTY OF THE FIRST PART exact allocation of developed area, however, if due to the sizes of the developed plots in the scheme, the exact developed area can not be allotted in that event, the PARTY OF THE FIRST PART shall pay market price for the area allotted in excess of its allocation. In the event of the developed area being allotted to the PARTY OF THE FIRST PART is less than the area to be allotted to the PARTY OF THE FIRST PART, the PARTY OF THE FIRST PART shall be entitled to refund at the market rate, and thereafter the PARTY OF THE FIRST PART shall not have any claim left for that area. The size of the plot and the location of the plot will be determined by the PARTY OF THE SECOND PART but in no event the PARTY OF THE FIRST PART shall be entitled to claim the developed area in excess of its allocation as a matter of right.

17. That it is specifically agreed that the PARTY OF THE FIRST PART shall at the time of allotment of the said developed plotted area refund to the PARTY OF THE SECOND PART and or its nominees, the refundable security in the sum of Rs. 15,00,000/- (Rupees Fifteen lakh only) per acre of the said Land along with the said consideration amount paid by the PARTY OF THE SECOND PART to the PARTY OF THE FIRST PART at the time of transfer of the said Land in favour of the PARTY OF THE SECOND PART. In the event the PARTY OF THE FIRST PART is not in a position to refund the above said security deposit, the amount of said security deposit shall be adjusted from the area to be allotted to the PARTY OF THE FIRST PART. The PARTY OF THE SECOND PART shall finally allot reduced developed area after making

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necessary adjustments of the security deposit. It is agreed between the Parties that the adjustment shall be based on the then prevailing price.

18. That the PARTY OF THE FIRST PART agrees to execute separate Agreements on the standard format of the Buyers Agreement of the said developed area to be allotted by the PARTY of the SECOND PART in lieu of the said Land and further agrees to abide by the terms of the same. It is agreed that on the request of the PARTY OF THE FIRST PART, the developed area may be directly allotted and conveyed in favour of the nominees of the PARTY OF THE FIRST PART. The expenses for the registration and execution of the Sale Deed with respect to the said developed area in favour of the PARTY OF THE FIRST PART and / or nominees of the PARTY OF THE FIRST PART shall be borne by the PARTY OF THE FIRST PART and / or the said nominees only as the case may be.
19. That the Parties have agreed that in the event, the developed area is conveyed vide sale deed in favour of the PARTY OF THE FIRST PART, charges relating to External Development and Infrastructure Development shall be borne by the PARTY OF THE SECOND PART. If however, on the request of the PARTY OF THE FIRST PART, the developed area is directly conveyed in favour of their nominees within a period of 5 years from the date of the allotment, the said nominees shall be liable to pay all the EDC, IDC and other charges as payable directly to the PARTY OF THE SECOND PART.
20. That the PARTY OF THE FIRST PART has declared and represented to the PARTY OF THE SECOND PART that the said Land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, unauthorized occupation, notifications, claims and litigations whatsoever and that there are no breaches, from Local Authority or any other authority in respect of the said land and that the PARTY OF THE FIRST PART shall keep the said Land free from all encumbrances till the duration and full implementation of this Agreement in all respects and the PARTY OF THE SECOND PART has

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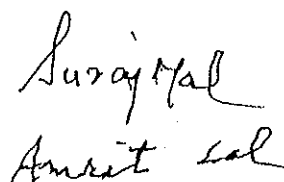
Randy *Suraj Mal*
Amrit Lal

entered into this Agreement relying/acting upon these declarations and representations / undertaking of the PARTY OF THE FIRST PART. Any defect in the title resulting in the decrease in the area of the said Land shall also result in proportionate decrease in the area of the said developed plotted area to be allotted to the PARTY OF THE FIRST PART. The PARTY OF THE SECOND PART reserves its right to carry out due diligence in respect to the said Land before execution and registration of Sale Deed with respect to the said Land in favour of the PARTY OF THE SECOND PART.

21. That in case before the execution and registration of sale deed/s in respect of the Land being sold by the PARTY OF THE FIRST PART in favour of the PARTY OF THE SECOND PART, any Notification of the Land Acquisition Act is found to be issued by the Haryana Government then this agreement may be cancelled at the sole discretion of the PARTY OF THE SECOND PART and in that event the PARTY OF THE FIRST PART shall refund to the PARTY OF THE SECOND PART the entire amount paid by the PARTY OF THE SECOND PART at the time of execution of this Agreement failing which the Developer shall be entitled to encash the above mentioned cheque(s) issued by the PARTY OF THE FIRST PART in favour of the PARTY OF THE SECOND PART.
22. That the PARTY OF THE FIRST PART realizes that the allotment of developed area is subject to receipt of Licence / approval from the concerned authority and agrees not to hold the PARTY OF THE SECOND PART liable / responsible in any manner whatsoever for non receipt / refusal of permission. That in case Licence is not granted by the appropriate authority with respect to the said Land within 15 months from the date of all the compliances being done by both the parties under this Agreement and the land becoming eligible for grant of Licence or within such period extended by mutual consent of the parties, this Agreement may become unenforceable and come to an end at the sole discretion of the PARTY OF THE SECOND PART and the PARTY OF THE FIRST PART shall refund back to the PARTY OF THE SECOND



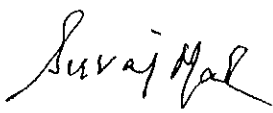
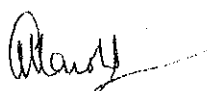
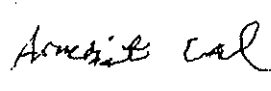
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Anurag Lal

PART above said Security Deposit in the tune of Rs. 15,00,000/- per acre within 7 days of receipt of a notice / intimation from the PARTY OF THE SECOND PART and there shall be no occasion for the PARTY OF THE SECOND PART to allot any developed area to the PARTY OF THE FIRST PART. That upon receipt of the Security Deposit, the PARTY OF THE SECOND PART shall also withdraw itself from the possession of the said Land.

23. That if there be any claim, demand, tax, litigation of any kind against the Land Owners, then it is a condition of this Agreement that PARTY OF THE FIRST PART shall see to it that work of development shall not be stopped, prevented, obstructed or delayed in any manner.
24. That the PARTY OF THE FIRST PART shall not in any manner interfere with work of development, marketing and sale of the developed plots or constructed properties by the PARTY OF THE SECOND PART.
25. That the PARTY OF THE FIRST PART undertakes not to do or cause to be done any act, deed or thing which may in any manner contravene the terms and conditions of this Agreement and shall ensure to keep the said Land free from all sorts of encumbrances, liens, charges etc till the said Land is transferred to the PARTY OF THE SECOND PART.
26. In the event of non-performance of terms and conditions of this Agreement by any party, the other party shall be entitled to get the same enforced against the defaulting party through court of law.
27. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effects to the terms of this Agreement.

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28. That failure of PARTY OF THE SECOND PART to enforce at any time or for any period of time any of the provisions hereof shall not be construed to be waiver of any provisions of the right to enforce such provisions.
29. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable laws; such provision shall be deemed to be deleted or amended insofar as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to the applicable laws and remaining provisions of this agreement shall remain valid and enforceable.
30. In the event of any dispute or difference arising between the Parties hereto, relating to or connected with this Agreement or claims pertaining thereto or as to the meaning or construction of the terms and conditions contained herein or application thereof, during the subsistence of this Agreement or after the termination thereof, the Parties shall mutually try to resolve such disputes & differences amicably and in good faith through mediation and conciliation within 15 (Fifteen) days of the said dispute of difference or within such extended period as the Parties may mutually agree upon in writing. However, in the event such disputes/differences cannot be amicably resolved, as aforesaid, then the same shall be referred to the arbitration of a Sole Arbitrator to be nominated by the Party of the Second Part whose decision shall be binding on both the parties. The Party of the First Part hereby confirms that they shall have no objection to the said appointment. The arbitration proceedings shall be carried on in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereto for the time being in force and the place of Arbitration shall be Gurgaon, Haryana. This Agreement shall be construed and interpreted by the laws of India.

The Courts at Gurgaon and the Punjab & Haryana High Court at Chandigarh shall alone have the jurisdiction.

Suraj Hal

(Signature)

Amrit Lal

31. The parties agree and acknowledge that this arrangement does not amount to partnership or joint venture between the parties and parties shall be responsible / liable for their respective tax liability.

THIS AGREEMENT has been executed by the parties on the 30th day of December, 2010, after admitting its contents to be agreed and they will remain bound by it.

Clarora
CLARORA
Advocate
Distl. Courts, GURGAON

PARTY OF THE FIRST PART

Suraj Mal
Surajmal

Amrit Lal
Amritlal

PARTY OF THE SECOND PART

Wanshi *Suraj*

for M/s DLF Utilities Limited
(AUTHORISED SIGNATORY)

WITNESSES:

1.

Clarora
CLARORA
Advocate
Distl. Courts, GURGAON

2.

Brahm
Brahm Dutt S/o Sh. Amrit Lal
V.P.O. Wazirabad, Gurgaon



SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made at Gurgaon on this 30th day of December 2010 by Sunajmal, Amritlal, sons of Khubiram, R/o Wazirabad, Tehsil & District Gurgaon, Haryana (hereinafter called "the Executant")

IN FAVOUR OF

M/s DLF Utilities Limited, a company registered under the provisions of the Companies Act, 1956, having its registered office at, Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurgaon (Haryana), through its Authorised Signatories Mr. Devinder Singh, Mr. Gitam Maker, Mr. Rakesh Verma, Mr. Lok Pal Singh, Mrs. Neelu Goel and Mr. Deepak Bhandari (hereinafter called "the Attorney")

WHEREAS the Executant is the owner of the land bearing Khewat/Khata No. 489/524, Rect. No. 59, Kila No. 16(8-0), 25(8-0), Rect. No. 64, Kila No. 5(8-0), field 3, total area admeasuring 24 Kanal 0 Marla - to the extent of 2/5 share i.e. 9 Kanal 12 Marla & Khewat/Khata No. 7/7, Rect. No. 64, Kila No. 8(8-0), 9(8-0), 13/1(5-7), 14(8-0), field 4, total area admeasuring 29 Kanal 7 Marla - to the extent of 176/587 share i.e. 8 Kanal 16 Marla, thus, total area for both khewats admeasuring 18 Kanal 8 Marla, equivalent to 2.30 acre, vide Jamabandi year 2004-05, in the revenue estate of Kharki Daula, Tehsil Manesar and District Gurgaon, hereinafter referred to as "the said Land".

WHEREAS the Executant has entered into a Collaboration Agreement dated 30th day of December, 2010 with M/s DLF Utilities Limited with respect to the said Land for development / construction on the said Land.

AND WHEREAS The Executant hereby appoints the aforesaid Attorneys in the name and on his behalf to do jointly and/or severally any or all the following facts or things which are hereinafter mentioned, that is say:

Sunaj Mal

Amrit Lal

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DLC utilities

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लेख नः 72

RATAN SINGH
दिनांक 14/02/2012
Teh GURGAON

डीड संबंधी विवरण	
डीड का नाम	SPA
हसील/सब-तहसील	Manesar
गांव/शहर	Kherki Daula
4 DEC 2011	
धन संबंधी विवरण	
स्टाम्प ड्यूटी की राशि	100.00 रुपये
जिस्ट्रेशन फीस की राशि	100.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये

ted By: Sanjiv Shekhar Sharma, Adv.

इ प्रलेख आज दिनांक 14/02/2012 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Surajmal
पुत्री/पत्नी श्री/श्रीमती/कुमारी Khubiram निवासी Wazirabad, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

स्ताक्षर प्रस्तुतकर्ता

Surajmal
Surajmal, Amritlal

Amrit Lal

उप/सयुक्त पंजीयन अधिकारी
Manesar मानेसर

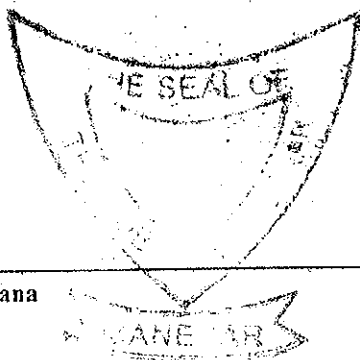
परोक्ष पेशकर्ता व श्री/श्रीमती/कुमारी thru:- Sanjiv Shekhar Sharma प्राधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों

साक्षी ने सुनकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Brahm Dutt पुत्र/पुत्री/पत्नी श्री Amrit Lal

निवासी Wazirabad, Gurgaon व श्री/श्रीमती/कुमारी Jitender पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ramphal निवासी Matanhel, Jhajjar

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

दिनांक 14/02/2012

उप/सयुक्त पंजीयन अधिकारी
Manesar मानेसर

1. To apply to the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Urban Development Authority ("HUDA"), Department of Urban Development for issuance of license to develop the said land either by itself or in parts or in conjunction with other lands as may be required, to sign Form LC-I, prepare, sign and submit the layout plans, Shajra plans, scheme etc. or give undertakings, bank guarantees etc. with regard to external development charges ("EDC"), infrastructure development charges ("IDC"), Community sites, service charges, conversion fee, execute the Bilateral Agreements or LC-IV, submit license fees etc., or to fulfill any other requirement or direction as may be desired by the Department in this regard.
2. To receive the license, letter of intent ("LOI"), release of land etc. on my behalf or to make sign and submit any documents, undertaking, agreement, affidavit etc. for getting the said land released from notifications of acquisition and for this purpose to appear before the courts, government, authority or department for this purpose.
3. To withdraw the license application, if so required and take refund of the fees / charges etc. and / or to resubmit the License application with changes, if any and if so required.
4. To apply for and receive the NOC for transfer of license and land with the Government Authorities to get the license transferred in due course to the name of M/s DLF Ltd. or its associate / group companies.
5. To appear and file proceedings / applications before any court or the Land Acquisition Collector to get the land free from the acquisition 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 file objections or to take compensation with respect to the said Land.
6. To make, submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities / departments / central government generally and in particular for the purpose of obtaining any permission/sanction/consent/no objection certificate/approval etc. that may be required for the purpose of development and construction over the said Land.
7. To sign and execute any and all deeds, instruments and documents which shall be necessary for giving full and complete effect to the said Collaboration Agreement dated 30.12.10.
8. To sign, execute, appear and present all and any deeds, instruments and documents including the Collaboration Agreement dated 30.12.10 for registration, to admit execution before the Sub-Registrar or Registrar having authority for and to have the said deeds and documents registered and to do all acts, deeds and things which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Collaboration Agreement dated 30.12.10 in all respects as the Executant could do the same by itself.
9. 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, after receipt of the license on the said land and subject to payment of refundable security deposit in terms of clause 2(a) of the Collaboration Agreement dated 30.12.10 to raise loans 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.

Suraj Mal. Anant Lal

Reg. No. 72 Reg. Year 2011-2012 Book No. 4



पेशकर्ता



प्राधिकृत



गवाह

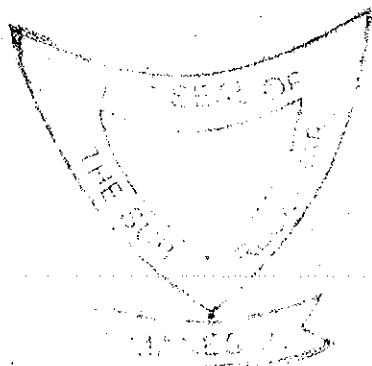


तहसीलदार

कर्ता
राजमल Suraj Mal अमरितल Amrit Lal

अकल
रु:- Sanjiv Shekhar Sharma Sanjiv

ह 1:- Brahm Dutt Brahm गवाह 2:- Jitender Jitender



10. To appear before DTCP, Assistant Director Urban Estate, HUDA, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents and to make, sign and submit any application, reply affidavit, undertaking, agreement, guarantee, appeal, compromise, withdrawal as may be required in connection therewith including the filling of appropriate legal proceedings wherever necessary.
11. To exchange with the Government / HUDA or any of its agencies or any private land owners, any part of the said Land with an equal area of Land.
12. 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 and to revoke such delegation of authority at pleasure.

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 thereunder

In witness whereof the Executant has signed this Deed on this 30th day of December, 2010.

Selfdrafted
Suraj

EXECUTANT

Suraj Mal
Surajmal

Amrit Lal
Amritlal

Witnesses:

1. *Titender Singh*

Titender S. Ramphal
U. P. O - Matanhai
Jhokias

2. *Boah*

Boahm Dutt 50% Imreth
U. P. O wazirabad
Gurgaon

Reg. No.	Reg. Year	Book No.
72	2011-2012	4

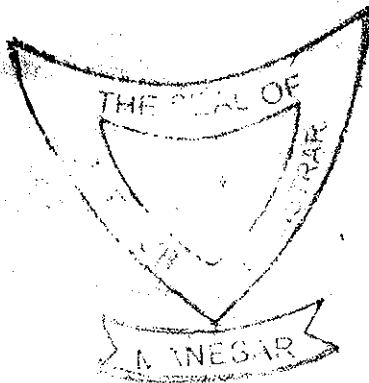
प्रमाण-पत्र

माणित किया जाता है कि यह प्रलेख क्रमांक 72 आज दिनांक 14/02/2012 को बही न: 4 जिल्द न: 2 के पृष्ठ न: 21 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 2 के पृष्ठ सख्या 41 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और बाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 14/02/2012

उप/संयुक्त सहायक सचिव/संयुक्त सचिव/सहायक सचिव/सचिव
Manesar मानेसर

वसीका नं 72 अति बही नं 4
जिल्द नं 5 पृष्ठ नं 25-26 पर
चिपकाई किया गया है 4
दिनांक 14/2/12 पर रजिस्टर किया गया।



संयुक्त सचिव/सचिव
मानेसर

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 23/08/2023

Certificate No. G0W2023H3622



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

GRN No. 106302096



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krishan Kumar Yadav

H.No/Floor : Na

Sector/Ward : Na

LandMark : B 200 first floor sushant lokphasei

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****56

Others : Mohinder pal singh and devinder singh yadav and giriraj yadav and virender singh yadav and harsh yadav and rakesh kumar



Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : 3rd

Sector/Ward : Na

LandMark : Dlf shopping mall arjun marg

City/Village : Phasei

District : Gurugram

State : Haryana

Phone : 99*****56

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://egrashry.nic.in>

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made at Manesar, Gurugram on this 24th day of August, 2023 by Krishan **Krishan Kumar Yadav** son of Suraj Mal Yadav r/o H. No. B-200 Sushant Lok, Phase-I, Gurugram, **Mohinder Pal Singh** son of Suraj Mal Yadav r/o H.No.C-193, Sushant Lok, Phase-I, Gurugram, **Devinder Singh Yadav** son of Suraj Mal Yadav r/o 182 Vivekanand Puri, Malka Ganj, Delhi-110007, **Giriraj Yadav** son of Suraj Mal Yadav r/o H.No.172/9 B, Street no.1, East Moti Bagh, Sarai Rohilla, Malka Ganj, New Delhi-110007, **Virender Singh Yadav** son of Suraj Mal Yadav r/o H.No.4, Road No.70, Punjabi Bagh West, Delhi-110026, **Harsh Yadav** son of Surender Singh Yadav son of Suraj Mal Yadav r/o H.No.204, First Floor, Vivekanand Puri, Sarai Rohilla, Delhi-110007, **Dherya Yadav** son of

Krishan Kumar Yadav

Mohinder Pal Singh

Devinder Singh Yadav

Giriraj Yadav

Virender Singh Yadav

Harsh Yadav

Dherya Yadav

Rakesh Kumar

Surender Singh Yadav son of Suraj Mal Yadav r/o H.No.204, First Floor, Vivekanand Puri, Sarai Rohilla, Malka Ganj, Delhi-110007 and **Rakesh Kumar** son of Amrit Lal son of Khubi Ram Yadav r/o A-02, Golden Crest Society, Plot no.12, Gurugram (hereinafter collectively called as the **"Executants"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include their successors, nominees and assigns)

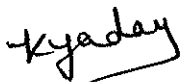
WHEREAS the Executants are the absolute owner of the land measuring 18 Kanal 8 Marla equivalent to 2.3 acres, situated in the revenue estate of Kherki Daula, Tehsil Manesar, District Gurugram, details of which are given in Schedule A of this Special Power of Attorney (hereinafter referred to as **"the Said Land"**).

AND WHEREAS the Executants had entered into an Agreement dated 30.12.2010 and Supplementary Agreement dated 24.08.2023 (Hereinafter referred to as the **'Said Agreements'**) with **M/s DLF Limited (PAN No-AAACD3494N)**, a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-I, Gurugram-122002 (hereinafter referred to as the **'Developer'**) for development of the Said Land.

AND WHEREAS in terms of the Said Agreements, the Executants are required to provide an irrevocable special power of attorney to the Developer authorizing it to apply and procure all licenses, sanctions, approvals, no objections, permissions etc., for the development of the Said Land.

AND WHEREAS in pursuance thereof, the Executants doth hereby execute this irrevocable special power of attorney and appoint, nominate and constitute DLF Limited through its authorized signatories namely Mr. Devinder Singh, Mr. Deshbandhu Gupta, Ms. Anjana Bali, Mr. Jayant Erickson, Mr. Lok Pal Singh, Mrs. Neelu Goel, Mr. Ketan Nanda, Mr. Rohit Sharma, Mr. K.K. Sheera and Mrs. Vandana Arora and/or any other person(s) 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 Collaboration Agreement dated 30.12.2010 and Supplementary Agreement dated 24.08.2023 and in particular, 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,



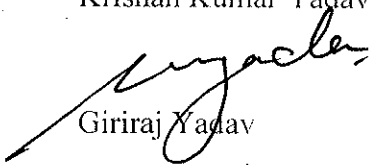
Krishan Kumar Yadav



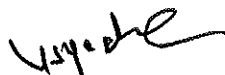
Mohinder Pal Singh



Devinder Singh Yadav



Giriraj Yadav



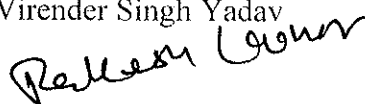
Virender Singh Yadav



Harsh Yadav



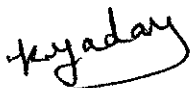
Dherya Yadav



Rakesh Kumar

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 Group Housing, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, etc. under the various laws, policies which are in force or which may come into force in future.

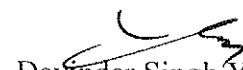
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development, Haryana Real Estate Regulatory Authority, and all the concerned regulatory authorities, for grant of licenses, migration of license, approvals, sanctions, consents, no objections, permissions, registrations 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 standalone 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 Executants in this regard.
3. To receive letter of intent ("LOI"), licenses, and all permissions, certificates, sanctions, approvals, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executants.
4. To withdraw any application including application for grant 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



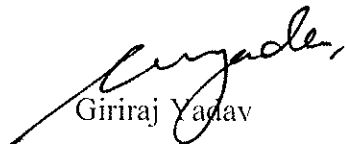
Krishan Kumar Yadav



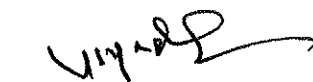
Mohinder Pal Singh



Devinder Singh Yadav



Giriraj Yadav



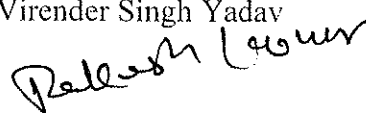
Virender Singh Yadav



Harsh Yadav



Dherya Yadav



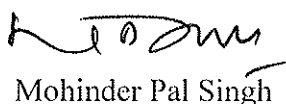
Rakesh Kumar

receive on behalf of the Executants 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, 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 Executants for payment/ deposit of security, license 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/ guide lines 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 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.



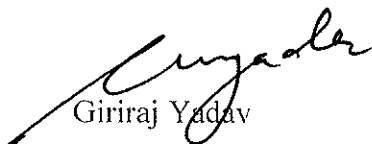
Krishan Kumar Yadav



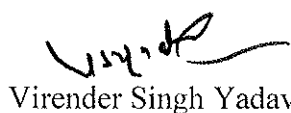
Mohinder Pal Singh



Devinder Singh Yadav



Giriraj Yadav



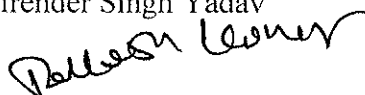
Virender Singh Yadav



Harsh Yadav

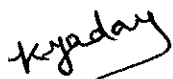


Dherya Yadav

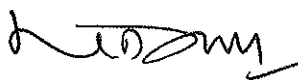


Rakesh Kumar

11. 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.
12. 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.
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 Executants 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 Executants 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



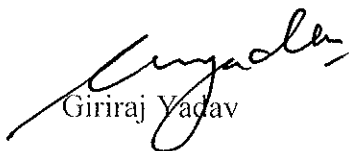
Krishan Kumar Yadav



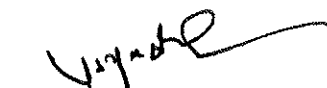
Mohinder Pal Singh



Devinder Singh Yadav



Giriraj Yadav



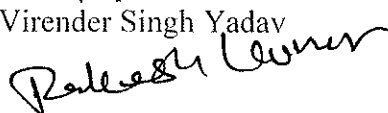
Virender Singh Yadav



Harsh Yadav

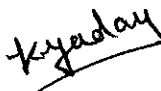


Dherya Yadav

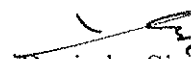


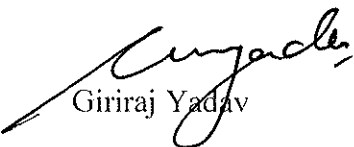
Rakesh Kumar

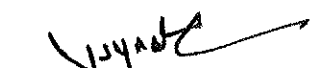
- action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings 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 Executants 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 Executants 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.
 14. 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 Collaboration Agreement and to present such documents, instruments, deeds etc., including the said Collaboration Agreement dated 30.12.2010 and Supplementary agreement dated 24.08.2023 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 Executants 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 Collaboration Agreement dated 30.12.2010 and Supplementary agreement dated 24.08.2023 in all respects as the Executants could do the same by itself.
 15. 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.
 16. 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.

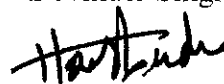

Krishan Kumar Yadav

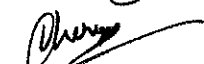

Mohinder Pal Singh

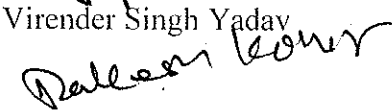

Devinder Singh Yadav


Giriraj Yadav


Virender Singh Yadav


Harsh Yadav

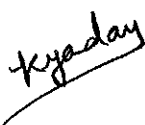

Dherya Yadav

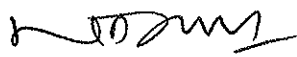

Rakesh Kumar

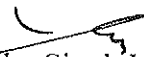
17. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executants with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
18. 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.
19. 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.
20. 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.
21. This special 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 said Collaboration Agreement dated 30.12.2010 and Supplementary Agreement dated 24.08.2023 which are necessary in facts & circumstances prevailing at that relevant time.
22. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executants, 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.

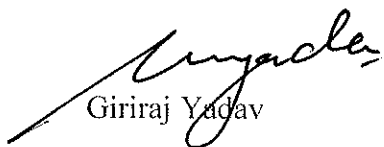
AND GENERALLY, to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.

And the Executants 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 Executants 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.


Krishan Kumar Yadav


Mohinder Pal Singh

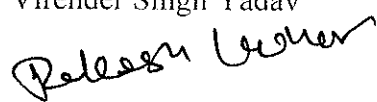

Devinder Singh Yadav


Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar

23. This special power of attorney is irrevocable and shall be valid until the project as stated in said Collaboration Agreement dated 30.12.2010 and Supplementary agreement dated 24.08.2023 completed in all respect and on receipt of completion certificate as per Act/Rules.

SCHEDULE 'A'

Village Kherki Daula, Tehsil Manesar, District Gurugram
(Jamabandi Year 2019-20 and Mutation no. 4078 & 4264)

No	Land Owners	Khewat/ Khata No	Rect._Killa	Share	Net Area
1	Krishan Kumar Yadav (22/555 share), Mohinder Pal Singh (22/555 share), Devinder Singh Yadav (22/555 share), Giriraj Yadav (22/555 share), and Virender Singh Yadav (22/555 share), sons of Suraj Mal Yadav son of Khubi Ram Yadav, Harsh Yadav(11/555 share), and Dherya Yadav(11/555 share) both sons of Surender Singh Yadav son of Surajmal Yadav & Rakesh Kumar (1/2 share), son of Amrit Lal son of Khubi Ram Yadav	7/8	Rectangle No. 64 Kila No. 8/1(6-6), 13/1/2 (4-4), 14 (8-0), fields 3, area measuring. 18 Kanal 10 Marla	88/185	8 Kanal 16 Marla
2	Krishan Kumar Yadav (1/30 share), Mohinder Pal Singh (1/30 share), Devinder Singh Yadav (1/30 share), Giriraj Yadav (1/30 share), and Virender Singh Yadav (1/30 share), sons of Suraj Mal Yadav son of Khubi Ram Yadav, Harsh Yadav (1/60 share), and Dherya Yadav(1/60 share) both sons of Surender Singh Yadav son of Surajmal Yadav & Rakesh Kumar (1/5 share), son of Amrit Lal son of Khubi Ram Yadav	756/799	Rectangle No 59, Kila No. 16 (8-0), 25(8-0), Rectangle No. 64 Kila No. 5(8-0), fields 3, area measuring 24 Kanal 0 Marla	2/5	9 Kanal 12 Marla
Total			18 Kanal 8 Marla Or Say 2.3 acres		

Kyadav

Krishan Kumar Yadav

Mohinder Pal Singh

Mohinder Pal Singh

Devinder Singh Yadav

Devinder Singh Yadav

Giriraj Yadav

Giriraj Yadav

Virender Singh Yadav

Virender Singh Yadav

Harsh Yadav

Harsh Yadav

Dherya Yadav

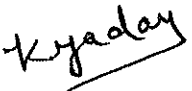
Dherya Yadav

Rakesh Kumar

Rakesh Kumar

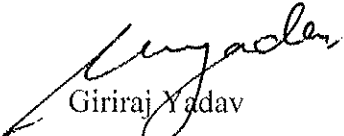
In Witness Whereof the Executants had signed this Special Power of Attorney on the day, month and year hereinabove written.

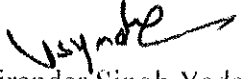
EXECUTANTS


Krishan Kumar Yadav


Mohinder Pal Singh

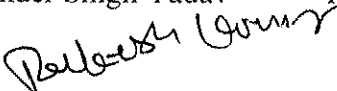

Devinder Singh Yadav


Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar

Witnesses:

1. 
HARJEET SINGH
S/o U.V. SINGH
R/o DLF GGM

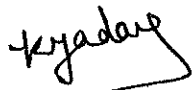
2. 
Pawan Bhardwaj
S/o Mahesh Bhardwaj
Gateway Tower Dlf
Gurgaon

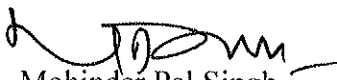
Non Judicial	 Indian-Non Judicial Stamp Haryana Government 	Date : 23/08/2023
Certificate No. G0W2023H498		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 106239194		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>		
Name: Krishan Kumar Yadav		
H.No/Floor : Na	Sector/Ward : Na	LandMark : B 200 first floor sushant lokphasei
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 99*****56	Others : Mohinder pal singh and devinder singh yadav and giriraj yadav and virender singh yadav and harsh yadav and rakesh kumar	
<u>Buyer / Second Party Detail</u>		
Name : Dlf Limited		
H.No/Floor : 3rd	Sector/Ward : Na	LandMark : Dlf shopping mall arjun marg
City/Village: Phasei	District : Gurugram	State : Haryana
Phone : 99*****56		
Purpose : Agreement		

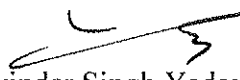
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

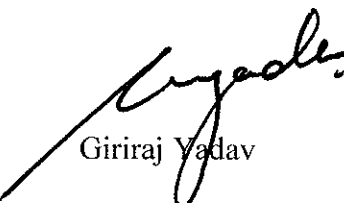
SUPPLEMENTARY AGREEMENT

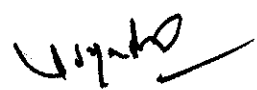
This Supplementary Agreement to the Collaboration Agreement dated 30.12.2010 (hereinafter referred as the "**Agreement**") is executed at Gurugram, Haryana on this 24th day of August, 2023;

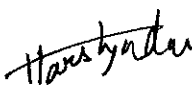

Krishan Kumar Yadav


Mohinder Pal Singh

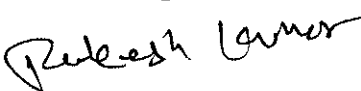

Devinder Singh Yadav

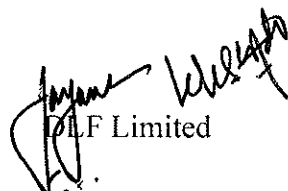

Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar


DLF Limited

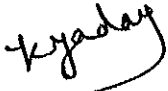
BY & BETWEEN

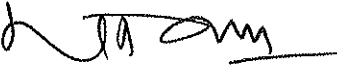
1. **Krishan Kumar Yadav** (Aadhar no. 6213 1101 5105) son of Suraj Mal Yadav r/o H.No.B-200 Sushant Lok, Phase-I, Gurugram-122002, Haryana.
2. **Mohinder Pal Singh** (Aadhar no. 4487 3895 2242) son of Suraj Mal Yadav r/o H.No.CV93, Sushant Lok, Phase-I, Gurugram, Haryana.
3. **Devinder Singh Yadav** (Aadhar no. 6497 2865 8578) son of Suraj Mal Yadav r/o 182 Vivekanand Puri, Malka Ganj, Delhi-110007.
4. **Giriraj Yadav** (Aadhar no. 4592 6390 1721) son of Suraj Mal Yadav r/o H.No.172/9 B, Street no.1, East Moti Bagh, Sarai Rohilla, Malka Ganj, New Delhi-110007.
5. **Virender Singh Yadav** (Aadhar no. 2062 2560 8761) son of Suraj Mal Yadav r/o H.No.4, Road No.70, Punjabi Bagh West, Delhi-110026.
6. **Harsh Yadav** (Aadhar no. 9682 6122 8725) son of Surender Singh Yadav son of Suraj Mal Yadav r/o H.No.204, First Floor, Vivekanand Puri, Sarai Rohilla, Delhi-110007.
7. **Dherya Yadav** (Aadhar no. 5505 4012 8802) son of Surender Singh Yadav son of Suraj Mal Yadav r/o H.No.204, First Floor, Vivekanand Puri, Sarai Rohilla, Malka Ganj, Delhi-110007.
8. **Rakesh Kumar** (Aadhar no. 3115 6451 7560) son of Amrit Lal son of Khubi Ram Yadav r/o A-02, Golden Crest Society, Plot no.12, Gurugram, Haryana.

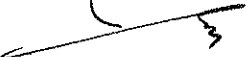
Hereinafter referred to as the “**Land Owners**”, (which expression shall, unless repugnant to the context or meaning thereof, mean and include their successors, nominees and permitted assigns) of the **ONE PART**;

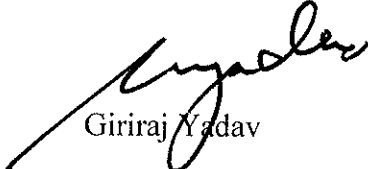
AND

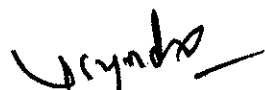
DLF Limited (PAN – AAACD3494N), a company duly incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-1, Gurugram -122002 Haryana acting through its authorized signatories Sh. Jayant Erickson and Mr. K K Sheera, who are authorized vide Board Resolution dated 11.01.2021, hereinafter referred to as the


Krishan Kumar Yadav

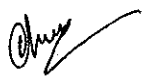

Mohinder Pal Singh

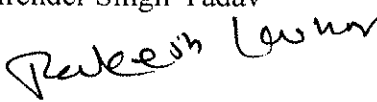

Devinder Singh Yadav

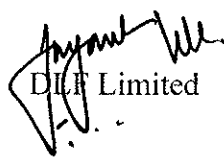

Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar

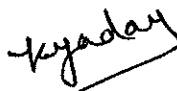

DLF Limited

"Developer", (which expression shall, unless repugnant to the context or meaning thereof, mean and include its legal representatives, nominees, successors and permitted assigns) of the **OTHER PART**.

The 'Land Owners' and the 'Developer' are hereinafter collectively referred to as **"Parties"** and individually as **"the Party"**.

WHEREAS:

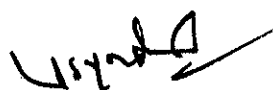
- (A) Suraj Mal Yadav & Amrit Lal, all sons of Khubi Ram Yadav, residents of Village Wazirabad, Tehsil & District Gurugram (hereinafter collectively referred to as the **"Collaborators"**) had entered into a Collaboration Agreement dated 30.12.2010 registered at the office of Sub-Registrar, Gurgaon vide Document No. 2578 dated 09.02.2011 (hereinafter referred to as the **"Said Collaboration Agreement"**) with M/s DLF Utilities Ltd. in respect of their 2.30 acres land situated in the revenue estate of Kherki Daula, Tehsil Manesar, Gurugram, Haryana (hereinafter referred to as the **"Said Land"**) as detailed in **Schedule 'A'** and an amount of Rs. 34,50,000/- was paid to the Collaborators as Interest Free refundable Security deposit (**"IFRSD"**) in terms of the Said Collaboration Agreement.
- (B) Pursuant to the terms of the Said Collaboration Agreement, the Developer applied before the Town and Country Planning Department, Haryana and was granted License No. 27 of 2012 dated 02.04.2012 for setting up a residential plotted colony on 113.696 acres land, which includes land admeasuring 1.1 acres, from the Said Land.
- (C) The Hon'ble National Company Law Tribunal, Chandigarh Bench in case number CP (CAA) No.14/Chd/Hry/2020 vide its order dated 02.02.2022 has approved a scheme of arrangement under Section 230-232 of the Companies Act, 2013 between various companies including demerger/ transfer of real estate undertaking of DLF Utilities Limited (Demerged Co.) with DLF Limited with effect from the Appointed date i.e. 01.04.2021, whereby the real estate business of M/s. DLF Utilities Limited was


Krishan Kumar Yadav

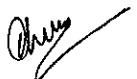

Mohinder Pal Singh

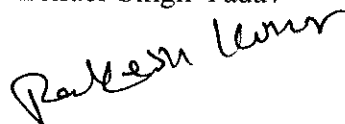

Devinder Singh Yadav

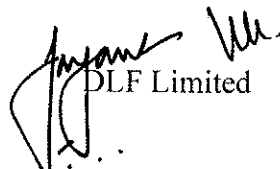

Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar

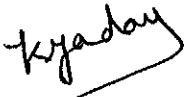

DLF Limited

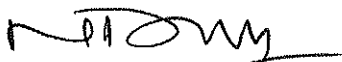
demerged and merged into DLF Limited, the Developer herein. All the properties, assets and liabilities including the rights and responsibilities created under the Said Collaboration Agreement in favour of DLF Utilities Limited stood transferred to and vested in DLF Limited, the Developer herein.

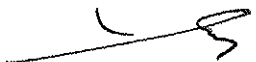
- (D) Sh. Amrit Lal passed away on 18.04.2020 and was succeeded by his son Sh. Rakesh Kumar and accordingly Sh. Rakesh Kumar is the lawful owner of Sh. Amrit Lal's share in the said land vide Will bearing registration number 53 dated 30.04.2021 and its mutation no. 4078 dated 19.10.2021. Accordingly, Sh. Rakesh Kumar represents that he is the owner of Amrit Lal's share in the Said Land.
- (E) Sh. Rakesh Kumar son of Sh. Amrit Lal approached the Developer and represented that he is now the sole and absolute owner of Amrit Lal's (44/185 share in Khewat no.7 and 1/5 share in Khewaty no.756) are in the Said Land and is ready and willing to continue with the terms & conditions of the Said Collaboration Agreement.
- (F) Sh. Suraj Mal Yadav has transferred his ownership rights in the Said Land to his sons and grandsons as listed out below, vide Transferred deed no.5286 dated 14.08.2023, and the mutation with respect to the same has been sanctioned vide mutation no. 4264 dated 21.08.2023 as under:

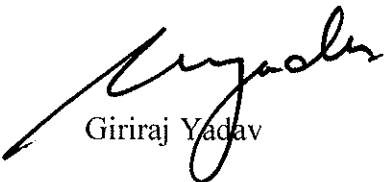
(a) 44/185 share of khewat/khata No. 7/8

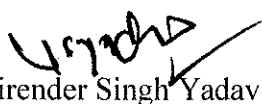
i.	Krishan Kumar Yadav	22/555 share
ii.	Mohinder Pal Singh	22/555 share
iii.	Devinder Singh Yadav	22/555 share
iv.	Giriraj Yadav	22/555 share
v.	Virender Singh Yadav	22/555 share
vi.	Harsh Yadav	11/555 share
vii.	Dherya Yadav	11/555 share


Krishan Kumar Yadav

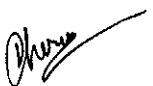

Mohinder Pal Singh

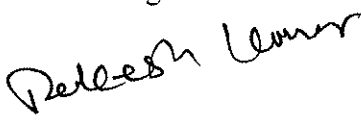

Devinder Singh Yadav

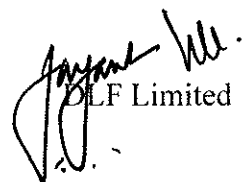

Giriraj Yadav


Virender Singh Yadav


Harsh Yadav


Dherya Yadav


Rakesh Kumar


DLF Limited

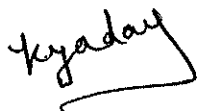
(b) 1/5 share of khewat/khata No. 756/799

i.	Krishan Kumar Yadav	1/30 share
ii.	Mohinder Pal Singh	1/30 share
iii.	Devinder Singh Yadav	1/30 share
iv.	Giriraj Yadav	1/30 share
v.	Virender Singh Yadav	1/30 share
vi.	Harsh Yadav	1/60 share
vii.	Dherya Yadav	1/60 share

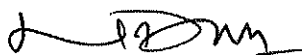
(c) The Parties have decided to enter into this Agreement, to record the Land Owners mentioned herein as the owners in the Said Land and to make the terms and conditions of the Said Collaboration Agreement equally applicable and binding on all the Land Owners herein.

NOW, THEREFORE, THESE PRESENTS WITNESS AND IT IS HEREBY AGREED, DECLARED AND COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES AS UNDER: -

1. The words and expressions beginning with capital letters and defined in this Agreement shall have the meaning ascribed thereto herein, and the words and expressions used in this Agreement and not defined herein but defined in the Said Collaboration Agreement shall, unless repugnant to the context, have the meaning ascribed thereto in the Said Collaboration Agreement.
2. The Parties agree that the Land Owners as mentioned herein shall substitute the erstwhile owner i.e. Sh. Amrit Lal and Sh. Suraj Mal Yadav as mentioned in the Said Collaboration Agreement to the extent of their respective shares. All reference to erstwhile owner i.e. Sh. Amrit Lal and Sh. Suraj Mal Yadav shall now be read to be as the Land Owners as mentioned herein and to the extent of their respective share as set



Krishan Kumar Yadav



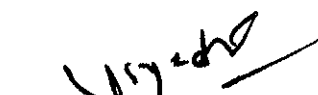
Mohinder Pal Singh



Devinder Singh Yadav



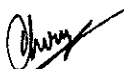
Giriraj Yadav



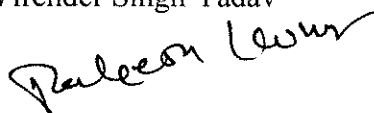
Virender Singh Yadav



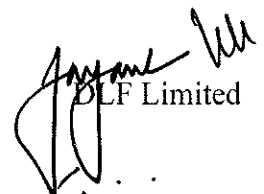
Harsh Yadav



Dherya Yadav



Rakesh Kumar



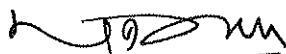
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out in **Schedule 'A'** in the Said Land and all terms and conditions of the Said Collaboration Agreement shall apply to the Said Land and the Land Owners herein.

3. That it is agreed between the Parties that the Developer shall develop a residential colony on the Said Land under any of the Development Policies of Haryana which have or may come into force in respect of Urban Development including but not limited to Group Housing, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township, etc.
4. That the Developer shall be responsible for compliance of all the terms and conditions of the license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the Director, Town and Country Planning Department, Haryana ("**DTCP**"), whichever is earlier.
5. That the Said Collaboration Agreement is still valid and shall be irrevocable and no modification /alteration etc. in the terms and conditions of the Said Collaboration Agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana and any clause in Said Collaboration Agreement dated 30.12.2010, which make them revocable and or amendable are agreed to be omitted.
6. That the Land Owners have now simultaneously executed an irrevocable special power of attorney (hereinafter referred to as '**Said Power of Attorney**') in favour of the Developer specifically authorizing its officials, authorized representation to do all acts, deeds and things which the Developer in its prudence might deem appropriate to obtain license / permissions / sanctions / approvals for development and completion of any work over the Said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The Land Owners agree and undertake not to cancel, revoke or modify the Said 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 project/colony.



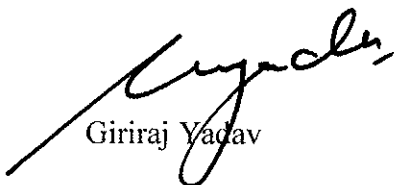
Krishan Kumar Yadav



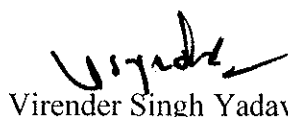
Mohinder Pal Singh



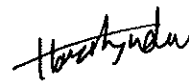
Devinder Singh Yadav



Giriraj Yadav



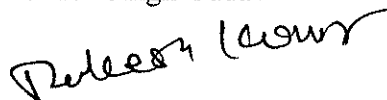
Virender Singh Yadav



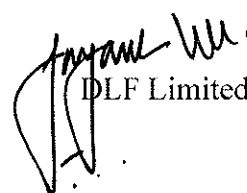
Harsh Yadav



Dherya Yadav

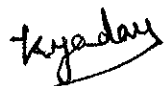


Rakesh Kumar

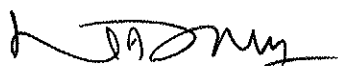


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7. It is agreed between the Parties that at any stage if fresh/amended/modified special power of attorney is required to be executed and registered by any statutory authority(s) / law, the Land Owners shall take the necessary steps and get the same executed and registered in favour of the Developer.
8. This Agreement shall always be read with the Said Collaboration Agreement and shall form an integral part and parcel of the Said Collaboration Agreement and all the other terms and conditions as contained in the Said Collaboration Agreement shall remain unchanged, in full force and effect, except to the extent as added/amended/revised herein.
9. That the Land Owners undertake that they shall comply with all the obligations of the Land Owners as envisaged in the Said Collaboration Agreement and this Agreement.
10. That all the terms and conditions of the Said Collaboration Agreement are binding on the Land Owners and they have agreed to continue and comply with all the terms, conditions and obligations as envisaged in the Said Collaboration Agreement.
11. That the Land Owners unconditionally and irrevocably agree and undertake to indemnify the Developer in case of any loss/damage as maybe caused to the Developer due to any claim or demand raised by any person in respect of the Said Land.
12. That in the event this Agreement is required by law to be registered, then both Parties to this Agreement shall take all the required steps to get the same registered and all expenses relating to the said registration shall be borne and paid by the Developer. Non-registration of this Agreement shall not absolve the respective obligations to be fulfilled by the Land Owners and the Developer under this Agreement.
13. 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 11.01.2021 passed by the Board of Directors to appear before the registering authority



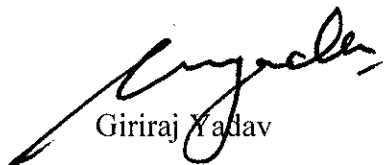
Krishan Kumar Yadav



Mohinder Pal Singh



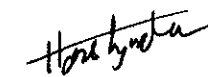
Devinder Singh Yadav



Giriraj Yadav



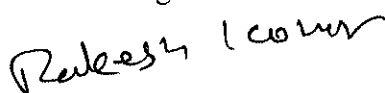
Virender Singh Yadav



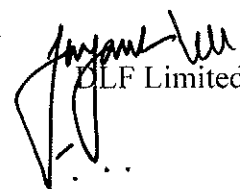
Harsh Yadav



Dherya Yadav



Rakesh Kumar



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and present for registration of any deed or documents executed by or on behalf of the Developer.

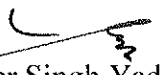
SCHEDULE 'A'

Village Kherki Daula, Tehsil Manesar, District Gurugram
(Jamabandi Year 2019-20 and Mutation no.4078 & 4264)

No	Land Owners	Khewat/ Khata No	Rect. _Killa	Share	Net Area
1	Krishan Kumar Yadav (22/555 share), Mohinder Pal Singh(22/555 share), Devinder Singh Yadav (22/555 share), Giriraj Yadav (22/555 share), and Virender Singh Yadav (22/555 share), sons of Suraj Mal Yadav son of Khubi Ram Yadav, Harsh Yadav(11/555 share), and Dherya Yadav(11/555 share) both sons of Surender Singh Yadav son of Surajmal Yadav & Rakesh Kumar (1/2 share), son of Amrit Lal son of Khubi Ram Yadav	7/8	Rectangle No. 64 Kila No. 8/1(6-6), 13/1/2 (4-4), 14 (8-0), fields 3, area measuring. 18 Kanal 10 Marla	88/185	8 Kanal 16 Marla
2	Krishan Kumar Yadav (1/30 share), Mohinder Pal Singh (1/30 share), Devinder Singh Yadav (1/30 share), Giriraj Yadav (1/30 share), and Virender Singh Yadav (1/30 share), sons of Suraj Mal Yadav son of Khubi Ram Yadav, Harsh Yadav (1/60 share), and Dherya Yadav(1/60 share) both sons of Surender Singh Yadav son of Surajmal Yadav & Rakesh Kumar (1/5 share), son of Amrit Lal son of Khubi Ram Yadav	756/799	Rectangle No 59, Kila No. 16 (8-0), 25(8-0), Rectangle No. 64 Kila No. 5(8-0), fields 3, area measuring 24 Kanal 0 Marla	2/5	9 Kanal 12 Marla
Total		18 Kanal 8 Marla Or Say 2.3 acres			


Krishan Kumar Yadav


Mohinder Pal Singh

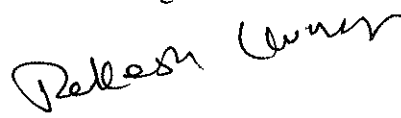

Devinder Singh Yadav

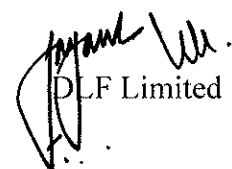

Giriraj Yadav


Virender Singh Yadav


Harsh Yadav

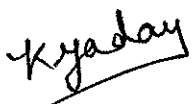

Dherya Yadav

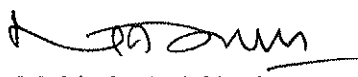

Rakesh Kumar

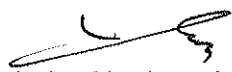

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT
on the day, month and year first mentioned above.

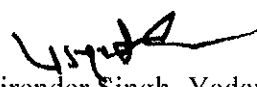
Land Owners

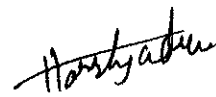

Krishan Kumar Yadav


Mohinder Pal Singh

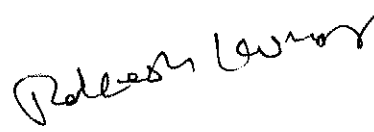

Devinder Singh Yadav


Giriraj Yadav

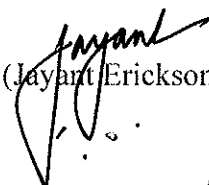

Virender Singh Yadav

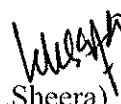

Harsh Yadav


Dherya Yadav


Rakesh Kumar

Developer for DLF Limited


(Jayant Erickson)


(K.K. Sheera)
(Authorized Signatories)

Witnesses

1. 
HARJEET SINGH
S/O U.V. SINGH
R/o DLF GGM

2. 
Manish Bhardwaj
S/o Mahesh Bhardwaj
Gateway Tower of
Gurgaon