

Special Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/10/2025

Certificate No. G0272025J4620



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

GRN No. 141575373



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Forsythia propbuild pvt ltd

H.No/Floor : 306/308

Sector/Ward : 00

LandMark : Saket

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 88*****04



Buyer / Second Party Detail

Name : Boxacres developers pvt ltd

H.No/Floor : A/gf03

Sector/Ward : 00

LandMark : Mg centrum

City/Village : Sultanpur

District : Delhi

State : Delhi

Phone : 88*****04

Purpose : SPA

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

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney ("SPA") is executed on this 19th day of November 2025 at Gurugram by:

1. **FORSYTHIA PROPBUILD PRIVATE LIMITED** (CIN: U45200DL2007PTCI57785 and PAN: AABCF0500A) a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 and having its registered office at 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi - 110 017 acting through its Authorized. Signatory Mr. Laxmi Narayan (Aadhar Number: 8431 6003 1920), who has been duly authorized to sign and execute this Supplementary Agreement and to appear and present this Supplementary Agreement for registration vide Board Resolution dated 17.10.2025 (hereinafter referred to as the "Landowner") of the **FIRST PART**;

AND

2. **Emaar India Limited** [CIN: U45201DL2005PLC133161 and PAN: AABCE4308B], a company registered under the provisions of the Companies Act, 1956 and existing under the

Boxacres Developers Private Limited

Authorized Signatory

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Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, South Delhi, New Delhi - 110 017 and Corporate Office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector - 28, Gurugram (Gurgaon) - 122002 Haryana, acting through its Authorized Signatory Mr. Ashwani Singh duly authorized vide Board Resolution dated 19.05.2025 who has further authorized and appointed Mr. Neetin Kumar, for and on behalf of the Company to represent the Company for presentation of the present SPA for registration before the office of the concerned sub-registrar vide Authority Letter dated 17.10.2025, hereinafter referred to as the "**Company**", (which term and expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest, and permitted assigns) of the **SECOND PART**;

The terms '**Landowners**' and '**Company**' shall be referred to as "**Executants**", which term and expression shall, unless repugnant to the context or meaning thereof, mean and include each of them, their respective successors-in-interest, and permitted assigns.

IN FAVOUR OF

3. **BOXACRES DEVELOPERS PRIVATE LIMITED** (CIN: U70200DL2020PTC369545, and PAN: AAJCB2583R), a company existing under the Companies Act, 2013 and having its registered office at [Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village- Sultanpur, MG Centrum , New Delhi, India – 110030], acting through its Authorized Signatory Mr. Vinay Kumar Verma (PAN:AEFPV7387P; Aadhar 9065 0142 8207), who has been duly authorized to sign and execute this Special Power of Attorney vide Board Resolution dated 02.06.2025, hereinafter referred to as the "**Developer**", (which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, and permitted assigns).

WHEREAS:

- A. The Landowner owns approximately 3.3750 acres (1.3658 hectare) of land located in the Revenue Estate of Village Naurangpur, Sector 79, Gurugram, Haryana, India ("**Said Land**"). The Said Land is described in the **Schedule I** hereto.
- B. The Executants being desirous of carrying out conceptualization, execution, implementation, development, construction and completion of a project over the Said Land, and in furtherance of the same, the Landowner had granted Development Rights in respect of the Said Land as described in **Schedule – I** to the Company vide definitive agreement(s) dated 20 January 2007 on the terms and conditions contained therein and as amended from time to time.
- C. The Executants have executed a Joint Development Agreement dated 19 April 2021, duly registered with the office of the Sub-Registrar, Manesar, under Registration No. 710, recorded in Book No. 1, Volume No. 277, on Page No. 21.25 and Additional Book 1, Vol. 1304 at pages no. 92 to 94 at the office of Sub-Registrar, Manesar, Gurugram, on 19 April 2021, as amended vide

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Supplementary Agreement dated 19-11-2025 (collectively referred to as "JDA") with the Developer, for the joint development of the Said Land on the terms and conditions contained and set out therein.

- D. In terms of the JDA, the Executants have now agreed to grant certain powers and authority(ies) to the Attorney (as-defined hereinafter) for carrying out, undertaking and performing certain acts and for exercising certain powers and authorities in respect of the Said Land and the New Project to be executed, implemented, developed and completed thereon.

NOW BY THIS POWER OF ATTORNEY, the Executants do hereby, nominate, constitute, appoint, authorize and empower Boxacres Developers Private Limited (i.e. the Developer) and its Directors and/or any other person nominated by the Directors of Boxacres Developers Private Limited from time to time (hereinafter referred to as the "**Attorney**") as its true and lawful constituted Attorney of the Executants to do all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion, the following acts, deeds and for and on behalf of Executants:

1. To apply for and obtain Letter of Intent, New License, (including its renewal/ extension) with regard to the Said Land from Director General, Town and Country Planning ('DTCP'), and other authorities, to sign LC-1, apply, sign and submit the layout plans, undertakings, bank guarantees, affidavits, declaration, zoning, etc. for the purpose of obtaining permission, no objection, sanctions or approvals for the development on the Said Land;
2. To make, sign, execute, present and submit any applications, plans, documents, affidavits, undertakings, etc. in the office of Government authorities/ revenue authorities / departments, etc. and in particular for the purpose of obtaining any permissions, sanctions, consent, no objection, approval, etc. that may be required for the purposes of obtaining the Letter of Intent/ New License for the execution, implementation, development, construction and completion of the New Project over the Said Land;
3. To make, sign, execute, present and submit challans for depositing license fees, external development charges, internal development charges, infrastructure augmentation charges, scrutiny fees and all other fees and charges payable to DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Bye-laws thereunder and various other departments of the Government of Haryana, Government of India, and other regulatory authorities / competent authorities /government authorities for and in connection with and for the purposes of obtaining the Letter of Intent/ New License for the execution, implementation, development, construction and completion of the New Project over the Said Land;
4. To appear before and represent before and make submissions to DGTCP, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the

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Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and solely for the purposes of obtaining the Letter of Intent/ New License for the execution, implementation, development, construction and completion of the New Project over the Said Land 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, intent or powers mentioned in this presents and to make, sign and submit any application, reply, affidavit, undertaking, agreement, guarantee, compromise, representation, petition, withdrawal, etc.;

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary/deemed fit and proper by the said Attorney for carrying out all or any matter for and in connection with and for the purposes of obtaining New License/s for development of the New Project over the Said Land as per the terms of the said JDA.

That the said Attorney may delegate all or any of the aforesaid powers to its employees or representatives with any or all of the aforesaid powers, and to cancel, withdraw and/or revoke the powers conferred upon such Attorney hereunder.

All lawful acts, deeds, things done or caused to be done by the Attorney(s) aforesaid as set out hereinabove, shall be deemed to have been done for and on behalf of the Executants and shall have the same effect as though the same have been done by the Executants and We do hereby state that all such acts, deeds and things done lawfully shall be ratified by the Executants. The Executants shall not be liable for the illegal acts, deeds, things of the said Attorney.

All capitalized terms used herein but not defined shall have the meaning assigned to such terms in the JDA.

All the powers and authorizations exercised under and in terms of this SPA shall be carried out and undertaken in pursuance of and to the extent as specifically and expressly agreed to in the JDA:

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SCHEDULE-I

DETAILS OF THE SAID LAND

Village	Sector	Rect. No.	Revenue No.	Revenue Extn. No.	Kanal	Marla	Present Company	Area in Acres
Naurangpur	Sector 79	51	17	3	1	5	Forsythia Propbuild Private Limited	0.1563
Naurangpur	Sector 79	51	17	2min	1	15	FORSYTHIA PROPBUILD PRIVATE LIMITED	0.2188
Naurangpur	Sector 79	51	24	2	5	8	FORSYTHIA PROPBUILD PRIVATE LIMITED	0.6750
Naurangpur	Sector 79	51	25	1	1	8	FORSYTHIA PROPBUILD PRIVATE LIMITED	0.1750
Naurangpur	Sector 79	54	1	1	3	16	FORSYTHIA PROPBUILD PRIVATE LIMITED	0.4750
Naurangpur	Sector 79	55	4	2	5	8	FORSYTHIA PROPBUILD PRIVATE LIMITED	0.6750
Naurangpur	Sector 79	55	5	0	8	0	FORSYTHIA PROPBUILD PRIVATE LIMITED	1.0000
								3.3750

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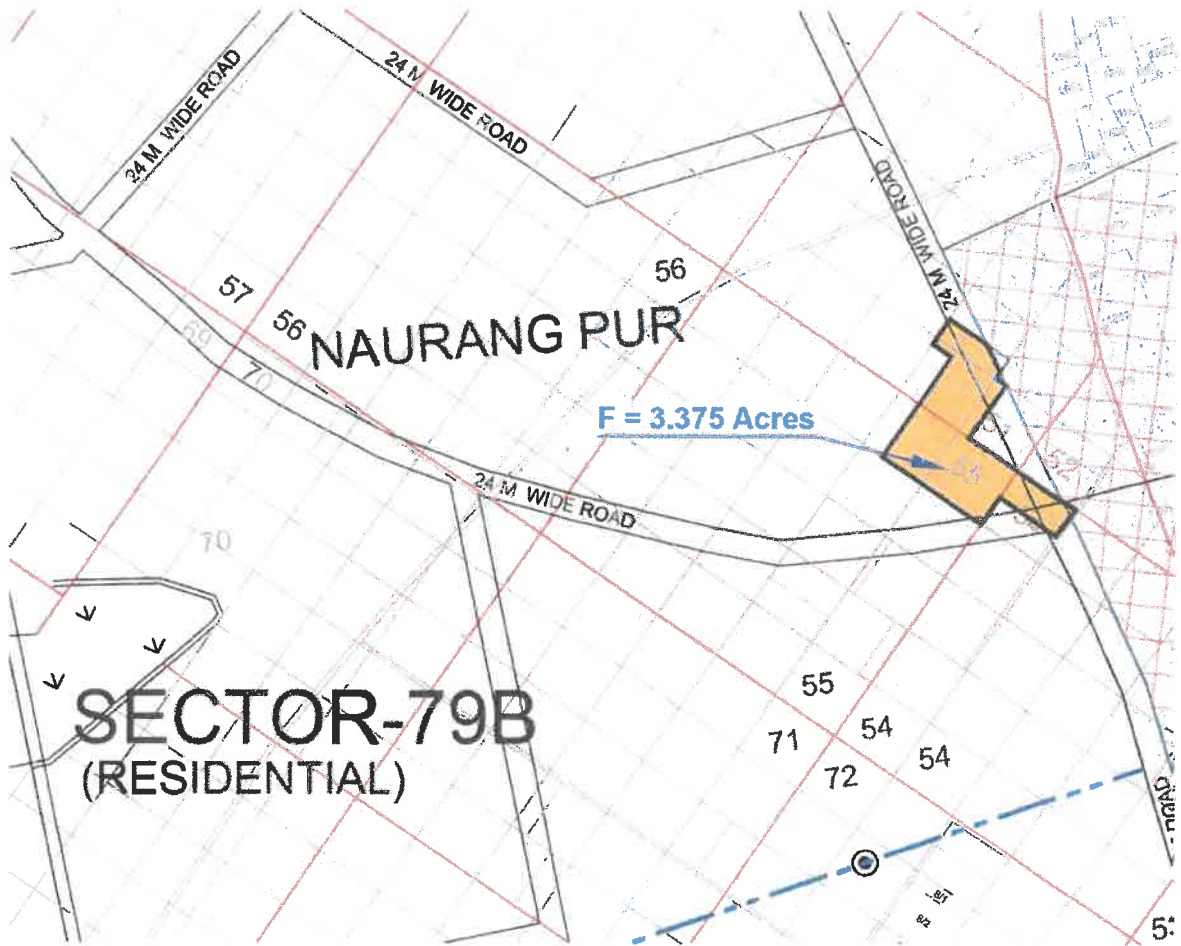
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MAP OF THE SAID LAND



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IN WITNESS WHEREOF, the EXECUTANT through its duly authorised representative has set forth their hands to this writing on this 19th day of November 2025.

EXECUTED AND DELIVERED BY:

SIGNED AND DELIVERED For and on behalf of FORSYTHIA PROPBUILD PRIVATE LIMITED (the Landowner) FORSYTHIA PROBUILD PVT. LTD By: Mr. Laxmi Narayan (Authorized Signatory)  Auth Signatory	For and on behalf of EMAAR INDIA LIMITED (the Company)  By: Mr. Neetin Kumar (Authorized Signatory)
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SIGNED AND DELIVERED
Accepted by:
For and on behalf of
BOXACRES DEVELOPERS PRIVATE LIMITED

Boxacres Developers Private Limited

By: Mr. Vinay Kumar Verma
(Authorized Signatory)


Auth Signatory

WITNESSES:

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