

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/01/2021

Certificate No. GOL2021A950



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

GRN No. 71165222



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Home Surprise Buildersllp

H.No/Floor : 38

Sector/Ward : 57

LandMark : M2k white house

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99\*\*\*\*\*02



**Buyer / Second Party Detail**

Name : Pyramid Infratech PvtLtd

H.No/Floor : 38

Sector/Ward : 57

LandMark : M2k white house

City/Village: Gurugram

District : Gurugram

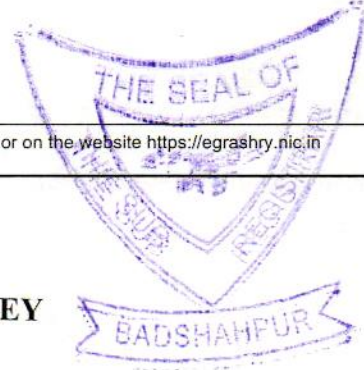
State : Haryana

Phone : 99\*\*\*\*\*02

Purpose : GPA

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

**GENERAL POWER OF ATTORNEY**



Know All Men by these Presents that the Land Owner/Executant M/s Home Surprise Builders LLP (PAN-AAMFH3650D, LLPIN-AAQ-0138), a LLP duly incorporated under section 58(1) of the LLP Act, 2008, having its registered office at H -38, GF, M2K, White House, Sector 57, Gurgaon, Haryana -122001 hereinafter called the "LandOwner/Executant" which expression unless repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assigns etc.) acting through its authorized signatory Mr. Ajay Kumar, duly authorized by vide resolution dated 05.01.2021 passed by designated partner of the LLP in their meeting, the party of the FIRST PART.

For HOME SURPRISE BUILDERS LLP

Authorised Signatory

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

प्रलेख न:128

दिनांक:12-01-2021

डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील बादशाहपुर  
गांव/शहर पलडा

धन संबंधी विवरण


राशि 0 रुपये  
स्टाम्प न : 0012021a950  
रजिस्ट्रेशन फीस की राशि 100 रुपये  
स्टाम्प की राशि 1000 रुपये  
EChallan:71187603  
पेस्टिंग शुल्क 3 रुपये

Drafted By: J P Sharma Adv.

Service Charge:200

यह प्रलेख आज दिनांक 12-01-2021 दिन मंगलवार समय 4:56:00 PM बजे श्री/श्रीमती /कुमारी  
Home Surprise Builders LLP thru Ajay Kumar OTHER पुत्र , निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

  
हस्ताक्षर प्रस्तुतकर्ता  
Home Surprise Builders LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Pyramid Infrotech P. ltd. thru Sanil Kumar OTHER पुत्र , हाजिर हैं । प्रस्तुत प्रलेख के  
तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी J P Sharma पिता --- निवासी Adv  
Gurugram व श्री/श्रीमती /कुमारी Nitish Sharma पिता ---  
निवासी ADV GGM ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 12-01-2021



  
उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )



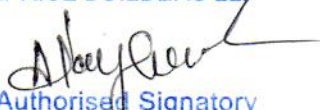
**WHEREAS** Land Owner/Executant being the full-fledged lawful owner and in possession of land falling in Khewat No. 279/16, Khata No. 320/7, Rectangle No. 10 Kila No 7/2/2 (2-9), Rectangle No.18 Kila No. 4/1(4-13), 5/1 (6-4) fields 3, area measuring 13 Kanal 6 Marla Salam and Khewat No. 57, Khata No. 58, Rectangle No 10, Kila No 22/2/2 (3-6), Rectangle No 18, Kila No 2 (8-0), 3 (8-0), 4/2 (3-7) fields 4, area measuring 22 Kanal 13 Marla Salam and Khewat No. 57/12, Khata No. 58/4, Rectangle No 10, Kila No 22/2/1/1 (0-5), field 1, area measuring 0 Kanal 5 Marla Salam and Khewat No.286/6 Khata no. 327/7 Rectangle No. 10 Kila No. 23/1/2 (0-11) fields 1, area measuring 0 Kanal 11 Marla Salam and Khewat No.286/8 Khata no. 327/8 Rectangle No. 10 Kila No. 23/1/1/2 (0-12), 24/1/2 (1-3) fields 2, area measuring 1 Kanal 15 Marla Salam and Khewat No.289/2 Khata no. 330/5 Rectangle No. 10 Kila No. 23/3/1 (0-16), 24/2/1 (1-6) fields 2, area measuring 2 Kanal 2 Marla Salam and Khewat/Khata No 263/302, Rectangle No 18, Kila No 6/1 (1-16), 7/1/1 (1-0), 7/1/2 (2-2) fields 3, area measuring 4 Kanal 18 Marla Salam, total area of all above khewats **admeasuring 45 Kanal 10 Marla equivalent to 5.6875 acres**, situated in Village Palra (Sector-70A), Sub-Tehsil Badshahpur, District Gurugram vide sale deed bearing Vasika No. 1764 dated 30.09.2020 (hereinafter referred to as '**Said Land**').

**And Whereas** the Land Owner/Executant have executed a collaboration agreement dated **12.01.2021** granting, inter alia development rights to **M/s. Pyramid Infratech Private Limited** (PAN-AAECP8801B, CIN-U45400HR2008PTC038509), a company incorporated under the provisions of Companies Act, 1956 having its registered office at H-38, Ground Floor, M2K White House, Sector-57 Gurugram through its authorized signatory Mr. Sunil Kumar, duly authorized by vide resolution dated 05.01.2021 (hereinafter refereed as "**Attorney/Developer**") on the said Land. The Land Owner/Executant have conferred the General Powers to to carry out the objects specified in the Collaboration Agreement.

**AND WHEREAS** in terms of aforesaid Collaboration Agreement the Executant had undertaken to execute this irrevocable General Power of Attorney in favour of of aforesaid Company and its Directors for carrying out the intents and objects of the collaboration agreement. The Land Owner/Executant is now desirous of granting certain further rights and authority to the Attorney and the Land Owner/Executant have now agreed to execute this irrevocable General Power of Attorney, conferring the powers mentioned hereunder.

**NOW BY THIS POWER OF ATTORNEY** the Land Owner/Executant do hereby, nominate, constitute, appoint, authorize and empower **M/s. Pyramid Infratech Private Limited**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at H-38, Ground Floor, M2K White House, Sector-57 Gurugram

For HOME SURPRISE BUILDERS LLP

  
Authorized Signatory

For Pyramid Infratech Pvt. Ltd.

  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

128

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Ajay Kumar OTHER Home Surprise Builders LLP

प्राधिकृत :- thru Sunil Kumar OTHER Pyramid Infratech P. Ltd.

गवाह 1 :- J P Sharma

गवाह 2 :- Nitish Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 128 आज दिनांक 12-01-2021 को बही नं 4 जिल्द न 2 के पृष्ठ नं 12 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 20 के पृष्ठ संख्या 91 से 92 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-01-2021



उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )




through its Director(s) and/or Manager (s) / authorized signatory as may be decided by the Board of Directors of **M/s. Pyramid Infratech Private Limited**, jointly and/or severally, as their true and lawful Attorney with full authority to do all acts, matter and thing 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 the Executant herein and in their respective name.

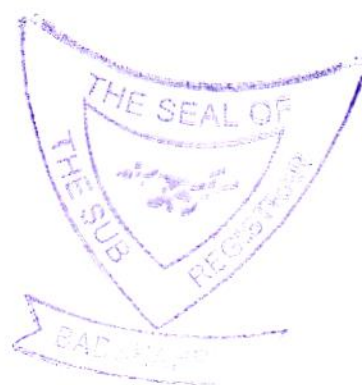
1. To sign and apply and follow-up with all the concerned regulatory authorities the matters relating to grant of licenses under the Haryana Development & Regulation of Urban Areas Act, 1975, and/or Change of Land use (CLU)/ Haryana Real Estate Regulatory Authority and other authorities, for and in respect of the Said land along with any additional lands that the authority may deem fit, the sanctions and approvals of layout plan, building plans, zoning plans, Occupation Certificate, Completion Certificates, etc., as required under the law for the development, construction and completion of Residential Colony (also Commercial Tower) on the Said land along with the additional land that the attorney may deem fit and to sig, submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executant, as required from time to time in connection therewith by the concerned authorities.
2. To sign, apply submit all and any applications, documents, affidavits, undertakings, declarations, etc., as may be required by the competent authorities and follow up with all the concerned Regulatory Authorities including Director General, Town and Country Planning, Govt. of Haryana, HUDA etc. for grant of LOI/ License and renewal/transfer of licenses from time to time and/or apply for issue of license/additional license in respect of the said land along with any additional lands that the attorney may deem fit and to do all acts and deed necessary for the same for or on behalf of the Executant and deal with all authorities for facilitating the development of the said land or any part thereof.
3. To enter upon the said land and to take possession of the said land and take all necessary action for the implementation and development of project on the said land.
4. To apply for and get the land partitioned, whereafter this Power of Attorney shall be applicable on such partitioned land falling to the share of the Executant herein.
5. To do all acts, deeds and things that may be required to procure additional FAR including to apply for and get any approvals for procuring additional FAR under any existing or new policy by any governmental authority including the TDR policy.

For HOME SURPRISE BUILDERS LLP

  
Authorized Signatory

For Pyramid Infratech Pvt. Ltd.

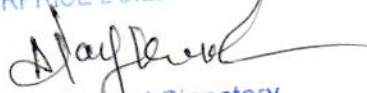
  
Authorized Signatory





6. To sign, verify, file, submit furnish all applications and documents before various authorities in the state of Haryana, Central Govt. Authorities, Gurgaon and Chandigarh authorities such as Land Acquisition Department, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., Haryana Urban Development Authority, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance, National Highway Authority of India (NHAI), Income-tax Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with the release to ensure various compliance and /or in connection with the release of the of the Said land from acquisition proceedings and matters related thereto and/or sanction / implementation of the project.
7. To apply for and obtain from the relevant authorities including the Real Estate Regulatory Authorities all registrations and approvals for development and construction of the project. To undertake all fillings and compliance under RERA, or to apply, represent appear before Haryana RERA authority for all matters pertaining to the said land including payment of compensation/refund to the customers.
8. To apply for and obtain licenses, CLU, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of the said land alongwith additional land as the attorney may deem fit for residential colony/group housing / commercial complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 or any other applicable laws, rules etc. and for that purpose to sign , file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
9. To sign, file, submit and obtaining lay out plan, building plan, services plan, revised / modified building plan and services plan before the concerned authorities including but not limited to Director, Town and Country Planning Haryana (DTCP), Haryana Urban Development Authority (HUDA) / Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC Ltd) / Municipal Authority, RERA Authority, and /or any other local / authority under the State Government and/or Central Government as may be required from time to time.

For HOME SURPRISE BUILDERS LLP

  
Authorised Signatory

For Pyramid Infrastructure Pvt. Ltd.

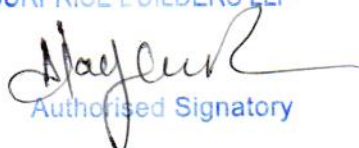
  
Authorised Signatory





10. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, Haryana Urban Development Authority, Fire Department, PWD, HSIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways, Airport Authority of India, Ministry of Forest and Environment Ministry, Ministry of mines, Income Tax Department any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
11. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work in terms of the said collaboration agreement on the part or whole of the said land in accordance with the licence and/or sanctioned building plans and specifications.
12. To enter into Buyers Agreements /Allotment Agreement(s) i.e. Agreement(s) for sale of flats / units constructed in the Complex on the said Land detailed above.
13. To receive sale price / lease/licence money payable by the intending allottee(s) / purchaser (s) / lessees /licencee(s)of shops/ units / flats and appropriate the same unto , its nominee or any other person or entity authorized by.
14. To mortgage the construction (present or future on the same) against any advance(s) or loan (s) and to sign and execute any document, agreement, deed, undertaking, declaration etc. on behalf of the executant with any such bank of financial institution or any person and to do all such acts, deeds and things including to deposit title deeds relating to the said land as may be necessary incidental or ancillary for creation of any such mortgage /hypothecation/charge of any nature whatsoever and to pay necessary stamp duty and registration charges and to admit the execution of any such agreements/ documents and/or writing in the relevant office of sub-registrar of assurance and for the said purpose, to do all such furthers acts, deed matters and things as may be necessary, including to make necessary filings with the registrar of companies and to apply on behalf of the Executant.
15. To sign necessary transfer instruments/ sale deed / conveyance deed/ transfer forms for transferring of the said project and/ or developed area or any part thereof to the name of the purchaser(s) and for the purpose of mutation in the records of concerned local authorities.

For HOME SURPRISE BUILDERS LLP

  
Authorized Signatory

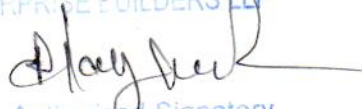
For Pyramid Industries Pvt. Ltd.  
  
Authorized Signatory






16. To execute and get registered by appearing before Sub Registrar for execution / signing Agreements, Conveyance/sale deeds, lease deeds, gift deeds, mortgage deeds, licence deeds, relinquishment deeds / rectification deed(s), Award of Arbitrator etc. or any other document which the attorney deems expedient and necessary in his wisdom.
17. To take over and /or to handover the physical possession of the land building, built/ unbuilt structures and all or any other facilities and/or service, in whole or in part.
18. To give formal possession of the property(s) purchased by individual buyers or obtained on lease by the Lessee by handing over vacant possession of such property subsequent to execution of sale deed(s)/Lease Deed or on such other terms and arrangements as may be decided by the attorney.
19. To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the flat buyer to apply and obtain all the permissions sale of the flat, shop plot etc..
20. To apply and obtain income- tax clearance for sale of flats, if required.
21. To lease the property, deliver possession on payment of rent or licence or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, licence money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the said land or part thereof for occupying the same or otherwise in any manner whatsoever.
22. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable law, rules, regulations and guidelines issued by the govt. department and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertaking, deed of declaration, deed of apartment, and to represent the Executant before all concerned authorities.
23. To take appropriate legal action and initiate proceedings against persons/entities who do not pay any sum as aforesaid and to secure ejectment and to recover possession from such persons/entities according to law.

For HOME SURPRISE BUILDERS LLP

  
Authorized Signatory

For Pyramid Infratech Pvt. Ltd.

  
Authorized Signatory





24. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.
25. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent/ compensation or otherwise.
26. To negotiate with banks/financial institutions for the purpose of obtaining /loan financial assistance in respect of the property in question. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the entire land or part thereof along with any structure thereon, whether existing or proposed, (if any).
27. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the said property to the authorities concerned.
28. To appoint Advocates, Consultants and execute further General Power of Attorney(s) and Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Power of Attorney and to do things and acts to obtain the objectives as mentioned in the Collaboration Agreement and Power of Attorney and to do all acts deeds and things.
29. To do generally all other acts and things as are necessary or are required to be done for the development of the said project by constructing Complex/project/building on the said Land in terms of the said Collaboration Agreement.
30. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the Said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
31. That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority/Arbitrator/Tribunals. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter /proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land subject matter of

For HOME SURPRISE BUILDERS LLP

  
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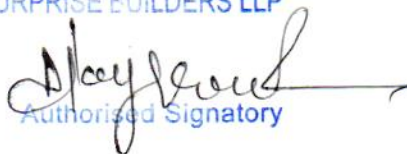




Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the said land and for that purpose make any statement before any court of law.

32. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project and / or land beneath the same or any matter incidental thereto including enhancement of compensation and for that purpose to sign and filing all pleadings , applications, petitions, affidavits, undertaking appeal proceeding so as to secure the said land for facilitating the development thereof in accordance with the Collaboration Agreement.
33. That the attorney shall be entitled to open and operate bank account on behalf of the Executant and to withdraw and deposit money in the said Account.
34. To enter into partnership, to throw any property in partnership pool, to dissolve the partnership and to accept any sum of money he deems fit in the event of dissolution. The attorney shall be entitled to agree for adjudication of disputes by arbitrator, to get any dispute referred for adjudication to the arbitrator, to settle any matter during the course of arbitration proceedings, to make statement, to sign compromise and to get award passed in terms of the compromise by the arbitrator.
35. To collect compensation, to get encashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till apex court. The attorney shall be entitled to execute any award / decree by filing appropriate proceedings including but not limited to institute contempt proceedings also.
36. That the attorney shall be entitled to get the license said Land may transferred in favour of any person / company on behalf of the executant.
37. To generally do or cause to be done all such acts, deeds and things as may be necessary in relating to the development/ construction and sale of the salable area in the project on the said land and to exercise all rights vesting in the Developer in the Agreement.

For HOME SURPRISE BUILDERS LLP

  
Authorized Signatory

For Pyramid Infratech Pvt. Ltd.

  
Authorized Signatory



38. This Power of Attorney shall remain binding notwithstanding the existence of or any change in the constitution of the Executant due to merger/amalgamation, demerger, reverse merger, reconstitution, winding up etc. whether voluntary or otherwise for any reason whatsoever.

The Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for achieving the objectives of Collaboration Agreement. The present attorney is irrevocable one and we shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney(s).

IN WITNESS WHEREOF, the Executants have signed this General Power of Attorney on this                      day of                      2021 at

Witnesses

1.

**J.P. SHARMA**  
Advocate  
Distt. Court Gurugram

*Proposed by*  
**J.P. SHARMA**  
Advocate  
Distt. Court Gurugram

For HOME SURPRISE BUILDERS LLP

*[Signature]*  
Authorized Signatory

2.

**NITISH SHARMA, ADVOCATE**  
GURGAON

**Executant**

For Pyramid Infratech Pvt. Ltd.

*[Signature]*  
Authorized Signatory



INITISH SHARMA ADVOCATE  
GURGAON

