

23 DEC 2020
 Attested
 for Sub Registrar
 Gurgaon

11-4-11 41702
 114 410N 05

ADHISHEK GAUR
 STAMP VENDOR
 PANCHAYAT BHAWAN, GURUGRAM

22 DEC 2020

S.No. _____
 Amount _____
 Purpose _____

100/-

Sgt

Adc

Special Adhesive

7/11.4.011

SALE DEED

Chauha	:	Village/City Name
32 Kanal 19 Marla	:	Unit Land
Rs. 6,17,81,250/-	:	Value
Rs. 43,24,700/-	:	Stamp Duty
GSR/001:349215 dated 08.04.2011	:	Bank Receipt No.
SBI, Mehrauli Road, Gurgaon	:	Receipt Issued by

NOTE: STAMP DUTY IS PAID ON RATE FIXED BY THE GOVT.

This Deed of Sale is made at Gurgaon on this day of April, 2011 by Shri Ram Chander Gahlot Charitable Trust, registered office at A-99, New Palam Vihar, Gurgaon, Haryana through its Trustee **Sh. Harish Gahlot** authorized vide Resolution dated 07-4-2011 (hereinafter called the FIRST PARTY), which expression unless repugnant to the context and/or expressly excluded shall include its heirs, legal representatives and assignees of the first part.

IN FAVOUR OF

M/s Gillson Chits Pvt. Ltd., a private limited company incorporated under the Companies Act 1956, having its Regd. office at C-50, Raghubir Enclave, Najafgarh, New Delhi-110045, (hereinafter called the VENDEE), which expression unless repugnant to the context and/or expressly excluded shall include its heirs, legal representatives and assignees of the second part.

AND WHEREAS the Vendor is absolute owner and in possession of land bearing Khevat No.2543, Khata No.2749 Mustil No.45, Killa No. 16/1Min. (1-15), 17/1(2-5), 15 Min (2-10) total land 6 Kanal 10 Marla, Khevat No.2543, Khata No.2750 Mustil No.45, Killa No.16/2Min. (5-3), except 17 Marla, South East Corner of size 11 Karam x 14 Karam, 17/2(2-7) total land 7 Kanal 10 Marla, Khevat No.2543, Khata No.2753 Mustil No.45, Killa No.24(9-16) total land 9 Kanal 16 Marla & Khevat No.2543, Khata No.2755 Mustil No.47, Killa No. 4/1/2(3-7), 4/1/1(0-13), total land 4 Kanal, Khevat No.1803, Khata No.1999 Mustil No.47, Killa No.3/1(0-18), 3/2(0-19), 3/3(0-9), 3/4(1-1), 3/8(1-5), 3/9(0-11) total land 5 Kanal 3 Marla, all total land 32 Kanal 19 Marla situated in the Revenue Estate of Village Chauha Tehsil and District Gurgaon, Vide Mutation nos.10978, 10980, 10981 dated 31-01-2008, Mutation nos.10989, 10992 dated 29-02-2008, Mutation nos. 11405, 11406 dated 6-08-2009.

The Vendor being fully conscious and sound mind has sold the above said land with all right appurtenant to it unto the VENDEE for a total consideration of Rs.6,17,81,250/- (Six Crore Seventeen Lac Eighty One Thousand Two Hundred Fifty only).

Attested
for Sub Registrar
11.4.011
611
5/-

In the end, the book is a valuable resource for anyone interested in the history of the United States and the role of the military in American society.

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Prepared By: Pramod Kumar Adv.

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Shri Ram Chandra ~~Charitable~~ Trust (Hindu Religious and Charitable Trust) (OTHER)

30 / 4/2020

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उत्तर प्रदेश विधान सभा/संसद Thru-Adlok Kumar बनारस में 15 फरवरी 1958 को गवाही की।
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 के दोहरा किया गया है।

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Dr. Jyoti Singh Jaiswal, B.A./B.L., LL.M., Ph.D.,
Nehru Singh Jaiswal, Khari Gurgaon

प्राप्ति न: 1 को रम गजराज/अभिजात को कम है प्राप्ति है रम प्राप्ति न:2 को प्राप्ति न:1 को

11/04/2011

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Courts

AKC

The Vendor has already received the entire consideration of Rs.6,17,81,250/- (Six Crore Seventeen Lac Eighty One Thousand Two Hundred Fifty only) in the following manners :-

S.No.	Cheque No.	Dated	Amounts	Drawn on
1.	835652	02.4.2011	50,00,000/-	Oriental Bank of Commerce
2.	835653	02.4.2011	50,00,000/-	Darya Ganj, New Delhi
3.	835654	02.4.2011	40,00,000/-	--do--
4.	835655	02.4.2011	60,00,000/-	--do--
5.	835656	04.4.2011	50,00,000/-	--do--
6.	835657	04.4.2011	50,00,000/-	--do--
7.	835658	04.4.2011	50,00,000/-	--do--
8.	835659	04.4.2011	50,00,000/-	--do--
9.	835660	05.4.2011	50,00,000/-	--do--
10.	835661	05.4.2011	50,00,000/-	--do--
11.	835662	05.4.2011	60,00,000/-	--do--
12.	835663	05.4.2011	57,81,250/-	--do--
			6,17,81,250/-	

Now there is no balance to be paid by the second party towards the cost of said land. The Vendor has already handed over actual possession to the Vendee. The Vendee has become full and absolute owner of the said land like Vendor. The Vendee shall be entitled to get the mutation sanctioned in the absence of the Vendor. Hereinafter the Vendor and their heirs shall have no right title or interest whatsoever in the said land.

All the expenses incurred on this sale like stamp duty and registration fee etc are borne by the Vendee.

If in any litigation the title of the Vendor is found defective, then the VENDOR and his heirs and their movable and immovable property shall be liable to make good the losses suffered by the VENDEE.

IN TOKEN OF ITS CORRECTNESS THE RESPECTIVE PARTIES HAVE LAID THEIR SIGNATURES IN THE PRESENCE OF THE FOLLOWING WITNESSES OF THE DATE STATED ABOVE.

WITNESSES:

PRAMOD KUMAR
Advocate
Distt. Court, Gurgaon

1.
Advocate
Accounts, Gurgaon

2. Jyoti Singh
R/o Village Kenda
Gurgaon

VENDOR

VENDEE

23 DEC 2020
for Sub Registrar
Gurgaon

11/04/2011

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11.4.2011
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दिनांक 11/04/2011

प्रमाणित किया जाता है कि यह प्रवेश करीब 711 और दिनांक 11/04/2011 को जारी नं: 1 दिवस नं: 12,950 रु
 प्रत नं: 171 पर प्रमाणित किया गया तथा इसकी एक प्रति अधिकृत जारी प्रत नं: 1 दिवस नं: 1,214 रु
 प्रत प्रत नं: 87 रु 88 पर प्रमाणित गयी। यह भी प्रमाणित किया जाता है कि इस प्रमाणित के प्रमाणित और
 प्रमाणित न अपना प्रमाणित/प्रमाणित अंगुलि भर समान किया है।

अप/स/प्रमाणित प्रमाणित

प्रमाणित-प्रमाणित
 प्रमाणित 2:- Jagmool Singh

Thru-Ashok Kumar

Harsh Gahlot



Reg. No. 711
 Reg. Year 2011-2012
 Book No. 1

Attested
for Sub Registrar
Gurgaon
23 DEC 2020

Ag. No. → 2185
Date → 27-4-11

S.No.	Amount	Purpose
1841	₹ 42	
22 DEC 2020		
AGHISHTEK GAUR		
STAMP VENDOR		
PANCHAYAT BHAWAN, GURUGRAM		



SHAMAR SINGH
TAMPAN SINDOR
27 APR 2011
LADIN, GURGAON
Sign

COLLABORATION AGREEMENT



This Collaboration Agreement ("Agreement") is made in New Delhi on 27th day of April, 2011

Between

Brisk Infrastructure & Developers Private Limited, a Company incorporated under the Companies Act, 1956, having its Registered Office at B-1/1001, Vasant Kunj, New Delhi - 110 070 and Corporate Office at 1B & 1C, 2nd Floor, The Plaza Mall, M. G. Road, Gurgaon, Haryana, (hereinafter referred to as "Brisk"), which expression shall, unless expression to the context or meaning thereof, mean and include its successors in business, authorised representatives and assigns of ONE PART, through its duly authorized signatory Shri Harish Gahlot, Director of the Company (Certified copy of Resolution enclosed)

And

Gillson Ch's Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at C-50, Rajhathi Enclave, Najafgarh, New Delhi-110043 (hereinafter referred to as "GCPL") which expression shall, unless expression to the context or meaning thereof, mean and include its successors in business, authorised representatives and permitted assigns of OTHER PART, through its duly authorized director Shri Maha Singh (Certified copy of Resolution enclosed).

Hereinafter, BRISK, and GCPL are collectively referred to as "the Parties".

WHEREAS

- BRISK is a part of leading group of Delhi having interest & currently engaged in the business of developers, colonizers, education, Financing in India and *inter alia* engaged in the business of construction, developer of property, sale, supply, consultancy, designing, and delivery of houses, commercial, education solutions, etc.
- GCPL is engaged in the business of collective funding & purchasing lands for development for over a period successfully.

GCPL is owning a land bearing Khewat No. 2543, Khatra No. 2749, Musali No. 45, Killa No. 16/1min(1-15), 17/1(2-5), 15min(2-10) total land 6 Kanal 10 Marla, Khewat No. 2543, Khatra No. 2750, Musali No. 45, Killa No. 16/2min(5-3) except 17 Marla, South East Corner of size 11 Karam & 14 Karam, 17/2 (2-7), total land 7 Kanal 10 Marla, Khewat No. 2543, Khatra No. 2753, Musali No. 45, Killa No. 24(9-16), total land 9 Kanal 16 Marla & Khewat No. 2543, Khatra No. 2753, Musali No. 47, Killa No. 4/1/2(3-7), 4/1/1(0-13) total land 4 Kanal, Khewat No. 1803, Khatra No. 1909, Musali No. 47, Killa No. 3/1(0-18), 3/2(0-19), 3/3(0-9), 3/4 (1-1), 3/8 (1-5), 3/9(0-11) total land 5 Kanal 3 Marla, all total land 32 Kanal 19 Marla situated in the revenue estate of Village, Chauma, Tehsil & District Gurgaon, Haryana, but unable to execute its future plan on this land due to not having technical infrastructure & experience in this line. AND

Whereas BRISK is having a lot of experience & sufficient technical infrastructure in developing such projects,

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Assisted
for Sub Registrar
27/04/2011
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27/04/2011

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श्री प्रदीप कुमार शर्मा निवासी ब-1/1001 Vasanti Kunj ND द्वारा प्रेषित किया गया।

1990-1991 230122D

at Brick Int'l & Dev Pvt Ltd thru Harish Gahlot (OTHER)

DATE: 10/10/2018

[illegible][illegible]

I, DEBBIE ELLEN LEE COLE do hereby declare that I am the author of the foregoing work.

日期: 27/04/2011

10/11/2011 10:11:11 AM

Hence, both the parties desirous to have an agreement for mutual benefits for developing this project.

- 4) The Parties are desirous of cooperating and associating with each other in response to develop, build & deliver a commercial hub at Sector 109, Village Chauma, Tehsil & District Gurgaon (hereinafter referred to as "Project") and other similar projects in future.

NOW, THEREFORE, in reliance of the foregoing recitals and for mutual benefits, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

Scope of Services

The Parties shall put their efforts to perform their respective obligations as provided in 'Annexure-A'. The Parties shall commit the necessary resources in pursuance of the aforementioned objectives and formulate and execute necessary action plan to fulfill these objectives.

Term of Agreement

This Agreement shall become effective from the date of this Agreement and shall remain valid for a period as per the Project; until the fulfillment of performance of obligations by GCPL under the Project.

Termination of MOU

All rights and obligations of the Parties under this Agreement shall stand terminated upon happening of any of the following events:

- a) Without prejudice to its right to claim any dues, either party can terminate this Agreement by giving 30 days notice in writing to the other party, if either party commits a substantial breach of this Agreement and fails to remedy the breach within 15 days of receipt of written notice.
- b) Mutual agreement to terminate this Agreement between the Parties.

Prices and Payment Terms

The bill of materials and commercials/charges relating to this Agreement shall be mutually agreed between the Parties.

Variations and Amendments

Any variation, amendment, or change to this Agreement shall be effective only if agreed upon by the Parties in writing and duly signed by their authorized representatives.

Severability

Any part of this Agreement, if determined illegal or invalid, shall not affect the legality or validity of the remainder.

23 DEC 2020

Attested
for Sub Registrar
Gurgaon

2

दिनांक 27/04/2011

अध/सहायक फॉर्मन अधिकारी
गुजराबाद

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,185 और दिनांक 27/04/2011 की तारीख में, 1 लाख रु. 12,952 के
प्रति रु. 141 पर प्रलेखित किया गया तथा इसकी एक प्रति अधिखत तारीख में, 1 लाख रु. 1,248 के
प्रति रु. 7 रु. 8 पर प्रलेखित किया गया। यह भी प्रमाणित किया जाता है कि इस प्रलेखन के प्रलेखकर्ता और
गणने के अथवा हस्ताक्षर/चिह्नन अधिखत तारीख में समाप्त किया है।

प्रमाण-पत्र

महोदय :- M k Chauhan

पत्रांक :- Armit

Maha Singh

राजदर

Harish Gahlot

प्रमाणित

राजदर

राजदर



Reg. No.

Reg. Year

Book No.

1

2185

2011-2012

b) In the event of any dispute, difference or question arising between the Parties, in connection with this Agreement or concerning anything herein contained, or as to the rights, liabilities or duties of

14. Arbitration

This Agreement shall be governed, construed, and interpreted in accordance with the Laws of India, with courts of Delhi having exclusive jurisdiction over it.

13. Proper Law and Jurisdiction

All notices required under or regarding this Agreement shall be in writing and shall be considered duly served, upon personal delivery of written notice to either parties, or within five days of mailing, with postage prepaid and appropriately delivered at the addressees mentioned in the title of this MOU.

12. Notices

Nothing in this Agreement shall transfer or create any interest in any copyright, trade marks, logos, websites, domain name, patents, and designs, of one party into the other party, irrespective of whether or not they were registered in the name of first party.

11. Intellectual Property Rights

All knowledge and information that either party may acquire as a result of the relationship between the Parties concerning the manufacturing, sales-practices and other technical information of either party shall be treated as proprietary. Unless otherwise publicly available, no such knowledge or information shall be disclosed to or used by anyone without the prior written consent of the other Party.

10. Confidentiality

This MOU supersedes all prior discussions, understandings, and Agreement and constitutes entire MOU between the Parties with respect to the subject matter.

9. Entire Agreement

The Parties shall mutually agree with regard to their respective revenue sharing under the Project.

8. Revenue Sharing

Any waiver by BRISK or GCPL of a breach by either party of any provision of this Agreement, shall be limited to the particular breach, and shall not operate in any way in respect of any future breach by either party, and any delay on the part of BRISK or GCPL to act upon a breach shall not be deemed a waiver of that breach.

7. Waiver

Attested
for Sub Registrar
Gurgaon
23 DEC 2020

3

the Parties, which cannot be mutually resolved by the parties within 30 days of arising, the same shall be referred to arbitration.

b) The arbitration proceedings shall be held in accordance with the provisions of The Arbitration and Conciliation Act, 1996 and the rules made there under, as amended from time to time. The Venue of the arbitration shall be New Delhi. The Language shall be English.

IN WITNESS WHEREOF, the authorized representatives of the above named parties hereto have executed this Agreement on the day, month, and year herein written above.

For and on behalf of
GILLSON CHITS PRIVATE LIMITED

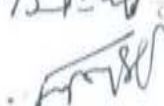
For and on behalf of
BRISK INFRASTRUCTURE &
DEVELOPERS PVT. LIMITED

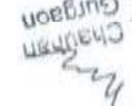
Signature :  :
Name : Mahu Singh :
Designation : Director :
Date : 27.04.2011

Signature :  :
Name : Harish Gahlot :
Designation : Director :
Date : 27.04.2011

Witness:

Witness:


Anu Singh
S/o Late S. V. R. Singh
A-400 Dhyani Colony
New Delhi-24


Anshu K. Chaudhary
Advocate, Gurgaon

23 DEC 2020

Attested
for Sub Registrar
Gurgaon

Annexure A

A. BRISK's Scope of work includes:

- (i) To act as Primary / Lead EXECUTER in the Project and sign all documents and submit the same with the competent and or government authorities
- (ii) To submit the License fee, scrutiny fee, earnest money deposit, performance guarantee as may be required in the Project.
- (iii) To act as main executor and shall be solely responsible for overall performance/delivery of Project.
- (iv) To liaison with Government authorities.
- (v) To assist in designing the Project.
- (vi) To provide technical expertise, infrastructure support, guidance, and support, as may be required from time to time.
- (vii) To execute the Project in collaboration with GCPL.

B. GCPL's Scope of work includes:

- (i) To provide the land details, its related documents, in original and certified copies etc and all obligations with respect to ownership of land as be required under the Project.
- (ii) To partner exclusively with BRISK for the Project and provide all assistance/documents including authorization(s) as may be required.
- (iii) To assist BRISK in completing the paperwork with respect to the Project.
- (iv) To keep the land encumbrance free till the time collaboration agreement is effective.

For and on behalf of
BRISK INFRASTRUCTURE &
DEVELOPERS PRIVATE LIMITED

Signature :
Name : Harish Gamiel
Designation : Director
Date : 27.04.2011

Signature :
Name : Mahesh Singh
Designation : Director
Date : 27.04.2011

Attested
for Sub Registrar
Gurdaspur
23 DEC 2020

23 DEC 2020

Attested
for G.P. Registrar
Gurgaon

G.P.A No: 1387
Date: 1-1-14

ABHISHEK GAUR	
STAMP VENDOR	
PANCHAYAT BHAWAN, GURUGRAM	
23 DEC 2020	
S.No.	5864
Amount	Rs
Purpose	Rs



Gurgaon

GENERAL POWER OF ATTORNEY

Stamp
Stamp No./date
Stamp Vendor
500/-
26188/30-12-2013
Ishwar Singh, Gurgaon

TO ALL TO WHOM THESE PRESENTS SHALL COME, we M/s Gillson Chits Private Limited having its registered office at C-50, Raghunir Enclave, Najafgarh, New Delhi- 110043 through it's authorised Signatory Shri. Ankit Mittal and / or Shri. Updesh Tomar authorised vide Board resolution dated 27.12.2013, hereinafter referred at the "Executant" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include their heirs, and permitted assignees and/or nominees)

WHEREAS we are the Executant are the actual, absolute and legal owner of the land ("Land") as per the details mentioned below:

For Gillson Chits Pvt. Ltd.
Authorised Signatory
Attested
for Sub Registrar
Director / Auth. Signatory
For Brisk Infrastructure & Developers Pvt. Ltd.
pg. 1

23 DEC 2020

4/539
out of order

16/04/2013

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2017-18	2018-19	2019-20	2020-21	2021-22
10.00	10.00	10.00	10.00	10.00
2.00	2.00	2.00	2.00	2.00
50.00	50.00	50.00	50.00	50.00

Service Charge: 100.00 ₹

सदर प्रत्यक्ष आला दिनांक 16/04/2013 रोजी सांज 12:41:00PM वाजे श्री/श्रीमती/कुमारी अलोक कुमार बेहल
प्रा/पुत्र/पत्नी श्री/श्रीमती/कुमारी भूपिंदर कुमार निवासी 114 Parbharth Appri D Block Vikas Puri Noida हरि प्रोत्साहन हे
प्रत्यक्ष निवासी राणी।

1090127K 2E0123A

Dr. Alok Kumar Bahl

1945/46 to 1954/55 1955/56 to 1964/65 1965/66 to 1974/75 1975/76 to 1984/85 1985/86 to 1994/95 1995/96 to 2004/05 2005/06 to 2014/15 2015/16 to 2024/25 2025/26 to 2034/35 2035/36 to 2044/45 2045/46 to 2054/55 2055/56 to 2064/65 2065/66 to 2074/75 2075/76 to 2084/85 2085/86 to 2094/95 2095/96 to 2104/05 2105/06 to 2114/15 2115/16 to 2124/25 2125/26 to 2134/35 2135/36 to 2144/45 2145/46 to 2154/55 2155/56 to 2164/65 2165/66 to 2174/75 2175/76 to 2184/85 2185/86 to 2194/95 2195/96 to 2204/05 2205/06 to 2214/15 2215/16 to 2224/25 2225/26 to 2234/35 2235/36 to 2244/45 2245/46 to 2254/55 2255/56 to 2264/65 2265/66 to 2274/75 2275/76 to 2284/85 2285/86 to 2294/95 2295/96 to 2304/05 2305/06 to 2314/15 2315/16 to 2324/25 2325/26 to 2334/35 2335/36 to 2344/45 2345/46 to 2354/55 2355/56 to 2364/65 2365/66 to 2374/75 2375/76 to 2384/85 2385/86 to 2394/95 2395/96 to 2404/05 2405/06 to 2414/15 2415/16 to 2424/25 2425/26 to 2434/35 2435/36 to 2444/45 2445/46 to 2454/55 2455/56 to 2464/65 2465/66 to 2474/75 2475/76 to 2484/85 2485/86 to 2494/95 2495/96 to 2504/05 2505/06 to 2514/15 2515/16 to 2524/25 2525/26 to 2534/35 2535/36 to 2544/45 2545/46 to 2554/55 2555/56 to 2564/65 2565/66 to 2574/75 2575/76 to 2584/85 2585/86 to 2594/95 2595/96 to 2604/05 2605/06 to 2614/15 2615/16 to 2624/25 2625/26 to 2634/35 2635/36 to 2644/45 2645/46 to 2654/55 2655/56 to 2664/65 2665/66 to 2674/75 2675/76 to 2684/85 2685/86 to 2694/95 2695/96 to 2704/05 2705/06 to 2714/15 2715/16 to 2724/25 2725/26 to 2734/35 2735/36 to 2744/45 2745/46 to 2754/55 2755/56 to 2764/65 2765/66 to 2774/75 2775/76 to 2784/85 2785/86 to 2794/95 2795/96 to 2804/05 2805/06 to 2814/15 2815/16 to 2824/25 2825/26 to 2834/35 2835/36 to 2844/45 2845/46 to 2854/55 2855/56 to 2864/65 2865/66 to 2874/75 2875/76 to 2884/85 2885/86 to 2894/95 2895/96 to 2904/05 2905/06 to 2914/15 2915/16 to 2924/25 2925/26 to 2934/35 2935/36 to 2944/45 2945/46 to 2954/55 2955/56 to 2964/65 2965/66 to 2974/75 2975/76 to 2984/85 2985/86 to 2994/95 2995/96 to 3004/05 3005/06 to 3014/15 3015/16 to 3024/25 3025/26 to 3034/35 3035/36 to 3044/45 3045/46 to 3054/55 3055/56 to 3064/65 3065/66 to 3074/75 3075/76 to 3084/85 3085/86 to 3094/95 3095/96 to 3104/05 3105/06 to 3114/15 3115/16 to 3124/25 3125/26 to 3134/35 3135/36 to 3144/45 3145/46 to 3154/55 3155/56 to 3164/65 3165/66 to 3174/75 3175/76 to 3184/85 3185/86 to 3194/95 3195/96 to 3204/05 3205/06 to 3214/15 3215/16 to 3224/25 3225/26 to 3234/35 3235/36 to 3244/45 3245/46 to 3254/55 3255/56 to 3264/65 3265/66 to 3274/75 3275/76 to 3284/85 3285/86 to 3294/95 3295/96 to 3304/05 3305/06 to 3314/15 3315/16 to 3324/25 3325/26 to 3334/35 3335/36 to 3344/45 3345/46 to 3354/55 3355/56 to 3364/65 3365/66 to 3374/75 3375/76 to 3384/85 3385/86 to 3394/95 3395/96 to 3404/05 3405/06 to 3414/15 3415/16 to 3424/25 3425/26 to 3434/35 3435/36 to 3444/45 3445/46 to 3454/55 3455/56 to 3464/65 3465/66 to 3474/75 3475/76 to 3484/85 3485/86 to 3494/95 3495/96 to 3504/05 3505/06 to 3514/15 3515/16 to 3524/25 3525/26 to 3534/35 3535/36 to 3544/45 3545/46 to 3554/55 3555/56 to 3564/65 3565/66 to 3574/75 3575/76 to 3584/85 3585/86 to 3594/95 3595/96 to 3604/05 3605/06 to 3614/15 3615/16 to 3624/25 3625/26 to 3634/35 3635/36 to 3644/45 3645/46 to 3654/55 3655/56 to 3664/65 3665/66 to 3674/75 3675/76 to 3684/85 3685/86 to 3694/95 3695/96 to 3704/05 3705/06 to 3714/15 3715/16 to 3724/25 3725/26 to 3734/35 3735/36 to 3744/45 3745/46 to 3754/55 3755/56 to 3764/65 3765/66 to 3774/75 3775/76 to 3784/85 3785/86 to 3794/95 3795/96 to 3804/05 3805/06 to 3814/15 3815/16 to 3824/25 3825/26 to 3834/35 3835/36 to 3844/45 3845/46 to 3854/55 3855/56 to 3864/65 3865/66 to 3874/75 3875/76 to 3884/85 3885/86 to 3894/95 3895/96 to 3904/05 3905/06 to 3914/15 3915/16 to 3924/25 3925/26 to 3934/35 3935/36 to 3944/45 3945/46 to 3954/55 3955/56 to 3964/65 3965/66 to 3974/75 3975/76 to 3984/85 3985/86 to 3994/95 3995/96 to 4004/05 4005/06 to 4014/15 4015/16 to 4024/25 4025/26 to 4034/35 4035/36 to 4044/45 4045/46 to 4054/55 4055/56 to 4064/65 4065/66 to 4074/75 4075/76 to 4084/85 4085/86 to 4094/95 4095/96 to 4104/05 4105/06 to 4114/15 4115/16 to 4124/25 4125/26 to 4134/35 4135/36 to 4144/45 4145/46 to 4154/55 4155/56 to 4164/65 4165/66 to 4174/75 4175/76 to 4184/85 4185/86 to 4194/95 4195/96 to 4204/05 4205/06 to 4214/15 4215/16 to 4224/25 4225/26 to 4234/35 4235/36 to 4244/45 4245/46 to 4254/55 4255/56 to 4264/65 4265/66 to 4274/75 4275/76 to 4284/85 4285/86 to 4294/95 4295/96 to 4304/05 4305/06 to 4314/15 4315/16 to 4324/25 4325/26 to 4334/35 4335/36 to 4344/45 4345/46 to 4354/

[illegible][illegible]

16/04/2013 4:11:24

10/12/11

Land bearing Khewat No. 2543, khata No. 2749, 2750, 2755, 2756 and Khewat no. 1803, Khata no. 1999, Mustil No. 45, Killa No. 15/1(2-10), 16/1(2-15), 16/2(2-5-3), 17/1 (2-5), 17/2(2-7), 24(9-16), Mustil No. 47, Killa No. 3/1 (0-18), 3/2(0-19), 3/3(0-9), 3/4(1-1), 3/8(1-5), 3/9(0-11), 4/1/1(0-13), 4/1/2(3-7) total land 32-Kanal 19-Marla situated in the revenue estate of village Chauma Tehsil and Distt Gurgaon, Haryana vide Mutation no. 12495, dated 18.04.2011 & 13177 dated 06.08.2013 (hereinafter referred to as the said "Land").

WHEREAS we have entered into a Collaboration Agreement dated 27.04.2011 (Reg. No. 2102) (hereinafter referred to as "Agreement") with M/s Brisk Infrastructure & Developers Private Limited, having its Office at D-6/6032/2, GF, Vasant Kunj, New Delhi - 110070, A company duly incorporated under the companies ACT, 1956, though its authorised Signatory Shri. Harish Gahlot and / or Shri. Vinod Kumar Tiwari authorised vide Board resolution dated 27.04.2011 for the development of Commercial Colony or any other use, including but not limited to, Retail/Office complex, Service apartments, Group Housing, Commercial, Institutional complex etc. permissible under the relevant laws of the State of Haryana.

NOW, therefore through this GENERAL POWER OF ATTORNEY "GPA", we do hereby nominate, constitute and appoint M/s Brisk Infrastructure & Developers Private Limited, having its Office at D-6/6032/2, GF, Vasant Kunj, New Delhi - 110070 through its authorised Signatory Shri. Harish Gahlot and / or Shri. Vinod Kumar Tiwari authorised vide Board resolution dated 27.04.2011, as my true and lawful attorney, hereinafter referred to as "ATTORNEY", to do the following acts, deeds and things in our name and or our behalf and in respect of the said Land :

1. To represent me before any officer, authority, State/Central Government or local body including but not limited to DGTCP/HUDA/Urban Estate Department/Environment and Forest Department/AAI/Fire Department, Haryana Renewable Energy Development Authority(HAREDA) or any other authority/office of the Government of Haryana, Municipal Council / Local Body, which may be connected and/or concerned with the development of the said land in terms of Agreement and to make statement, sign, verify and file all letters, applications, affidavits, undertakings, replies, etc. for and on our behalf and in my name for the development of the said land or for any matter incident thereto.

For Gillson Ch's Pvt. Ltd.

Authorised Signatory

Attested

Sub Registrar
Gurgaon

Director / Adm. Signatory

For Brisk Infrastructure & Developers Pvt. Ltd. Reg. 2

23 DEC 2020

Sheet No. 7

4 kg

24/04/2020

श्री M/s. Gillson Chis Pvt Ltd (Ankur Mittal) (OTHER)

[illegible]

श्री गुरुदेव साजें चिंतक 01/01/2014 रोज़ सुबह बारा १०:४७:००AM को श्री/शीर्मा/बापूरी M/s. Gillson Chis Pvt.Ltd
Jalandhar, Punjab/श्री/शीर्मा/बापूरी पिनकोड C-50 Raighubir Enclave Najafgarh New Delhi द्वारा चिंतक को भेजे प्रमाणित किया गया

Service Charge: 150.00 ₹

[illegible]

01/01/2014

2. To make various applications with regards to the said land under Punjab Scheduled Roads and Controlled Areas (Restriction of unregulated Development) Act, 1963; Haryana Development and Regulation of Urban Areas Act, 1975, the various rules made there under for the various purpose contained in the said Acts, Rules or various policies of the State Government in this regards and to make all payment, give Bank, Guarantees, as may be required, remove objections, make statement, file affidavits, undertaking, representation, appeals, revisions, reviews, etc. engage advocates for the purpose of appearing and pleading the case for and behalf of the Executants before various authorities including the DGTCP/ HUDA/Urban Estate Department/ Environment and Forest Department/ Mining Department/ AAI/ Fire Department/C.T.P. and other Authorities of the Government of Haryana, Government of India and generally to do all such acts, deeds or things as may be required for this purpose.
3. To apply for and get the permission for License, to develop a residential plotted colony/ additional plotted colony or any other use, including but not limited to Group Housing, Commercial, Institutional complexes etc. permissible under the relevant laws of the State of Haryana, as may be permitted under the Haryana Development and Regulation of Urban Areas Act, 1975 and for the purpose of seeking license make application as contemplated under Section 3 of the Act and also to sign all agreement, deeds, give undertaking, affidavits and comply with the terms of L.OI and/ or any other condition imposed by the government/ DGTCP or officers working under him including surrender such portion of land which falls within the alignment of Sector Road. The attorney will also fully entitle to deposit all fees and charges and bank guarantees to the DGTCP/HUDA to get the said Land licensed.
4. To make applications, representations, responses to various departments of Government of Haryana in connection with grant of license and for release of land from acquisition proceedings and for sanction to convert the said land from its present usage as may be permitted by the authorities.
5. To get the plans sanctioned of the proposed building(s) from the concerned Authority (ies), for building and for carrying out any construction, addition, alteration or compounding of irregularities, if any, and for that purpose to deposit the requisite fees, security deposits, bank guarantees, earnest money and such other deposits as are required by the Authority (ies) for sanctioning the plans and to receive the plans duly sanctioned from such authorities.

For Gillson Chits Pvt. Ltd. *[Signature]*
 For Brisk Infrastructure & Developers Pvt. Ltd. *[Signature]*
 pg. 3
 Director / Auth. Signatory
 Attested
 for Bad Registrar
 Gurgeson
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चक्रवर्ती



मूर्ति



मूर्ति



३५ / चक्रवर्ती चक्रवर्ती

चक्रवर्ती	Ankit Mittal		
निर्देशक	thru:- Vinod Kumar Tiwari		
मार्गदर्शक	For Brisk Infrastructure & Developers Pvt. Ltd.		
मार्गदर्शक	Authorized Signatory		
मार्गदर्शक	For Gillson Cmts Pvt. Ltd.		
मार्गदर्शक	Director / Auth. Signatory		
मार्गदर्शक	CL Arora		
मार्गदर्शक	S.C. Arora		

6. To execute the required forms, affidavits, undertakings, declarations and such other documents to obtain sanctions and / or permissions for FAR/increase of FAR, ground coverage, Power / electricity, Water, Sewer and other infrastructure facilities including commercial connections as our Attorney may deem fit and proper for the development of the said Land and/or the construction of the building thereon.
7. To apply for and to get the approval of demarcation plan, zoning plan, building plans, service plan estimates, Occupation Certificate and other buildings, Completion Certificate of the colony and for the said purpose remove all objections there from and do all such acts as may be necessary for the said purposes under his own signatures. The attorney will be fully entitled to do all acts which are essential for undertaking development/construction at site and shall be entitled to amend the plans accordingly and also to get the same approved. As such the attorney is empowered to do all such acts, deeds and things which are required to complete the construction.
8. To pay the ground rent and other dues in respect of the construction done or to be carried out for the development of the said Land and to get the receipts thereof as the Attorney may deem fit and proper.
9. To institute, commence, prosecute, pursue, file, defend, compromise, settle or withdraw any suit, writ, petition, claim, revision, appeal, complaint, review, application, receive notice, criminal, civil or revenue, in or before any Court of Law, quasi-judicial body, tribunal, forum, mediator, conciliator, arbitrator in any matter pertaining or concerning the development of the said Land or for any, vakil, attorney, etc. matter incidental thereto and for this purpose to appoint any advocate, pleader, Vakil, attorney, etc. and to make statements, sign and file application, affidavits, undertakings and any other form of pleadings on solemn affirmation or otherwise and to arrive and enter into any settlement/compromise with any party in respect of the dispute concerning the said Land.
10. To engage and / or contract with any proprietorship concern, partnership firm, group or company of architects, surveyors, engineers, contractors, sub-contractors and such other labourers for carrying out the construction work for the development over/under the said Land.
11. To do all such acts, deeds and things as may be deemed necessary by the Attorney for managing control and supervision of the affairs of the construction work for the development of the said Land and for that purpose the physical possession thereof has already been handed over to the Attorney.

For Gillson Chits Pvt. Ltd. *[Signature]*
 Authorised Signatory
 Alistera
 for and Registrar
 Gurgomon
 Director / Auth. Signatory
 23 DEC 2020
 For Brisk Infrastructure & Developers Pvt. Ltd.

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रवेश कार्डक 1,387 आज दिनांक 01/01/2014 को जारी नं: 4 दिनांक नं: 1,015 के पुस्तक नं: 149 पर दर्जित किया गया तथा इसकी एक प्रति अभिलेखन जारी संख्या 4 दिनांक नं: 189 के पुस्तक संख्या 93 से 94 पर लिपिकारि गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज को प्रत्युत्कर्षा और गारंटी के अर्थ दस्तावेज/प्रमाण अंगुलि धरे सामने किया है।

दिनांक 01/01/2014

उप/संयुक्त प्रमुख अधिकारी
गुजराती

12. To apply, avail and get the authorized quotas of building material for carrying out any construction, additions, alterations on the said Land and for the purpose of development of the said Land and do all such acts, deeds and things which may be deemed necessary by our attorney.

13. To include the said Land while filing a declaration under the Haryana Apartment Ownership Act, 1983 and the rules, policies, notifications and order made there under and do all such deeds, acts and things may be required to be done by me with regard to the said Land and so as to ensure compliance of various provisions of the said Act and the Declaration filed there under.

14. To get the said Land along with construction thereon, if any, mutated in its own name or in the name of its nominees, transferees or such other person(s) in the revenue record and for that purpose to sign and file all necessary applications, affidavits, indemnity, etc., as may be required by the authority(ies).

15. To get the said Land along with construction thereon, if any, assessed/reassessed for house tax, property tax and other taxes and to pay the same or get refund thereof and for that purpose to represent me before the concerned authority in this regard and make statements, applications, papers, affidavits and such other documents as our attorney deem fit and proper.

16. To sell, lease, mortgage or enter into any other agreement or arrangement for transfer of any kind/nature whatsoever thereby creating third party right, title, interest or lien over the said Land and construction thereon or on any portion thereof on such terms and conditions and at such price or consideration as our attorney may deem fit and proper.

17. To book/allot/sell plots/units and enter into binding contracts by executing agreements to sell plots/unit buyers agreement and also to transfer the built-up flats by executing conveyance deeds/sale deeds alongwith proportionate right in the land underneath and to receive the entire sale consideration in its own name and for its own benefit and shall also issue receipts against receipts of payments / part payments.

18. To transfer the amenities, facilities, community buildings and convenience stores, commercial space etc. in favour of such persons as it may deem fit and receive sale consideration in its name against the sale and also receive other incidental charges as may be more particularly mentioned in the booking form in the aforesaid Project.

For Brisk Infrastructure & Developers Pvt. Ltd.

Director / Auth. Signatory
pg. 5

23 DEC 2020

Attested
For Brisk Infrastructure & Developers Pvt. Ltd.

For Gillson Chits Pvt. Ltd.
Authorized Signatory

19. To develop a club, as a part of the Project and offer membership to prospective buyers of the plots/units and charge security deposit, monthly subscription charges and other incidental charges and may be more particularly mentioned in the booking form in the aforesaid Project.

20. To maintain the Project and charge the interest free maintenance security as well as monthly subscription charges and other incidental charges and may be more particularly mentioned in the booking form of the aforesaid project or in the maintenance agreement and for the purposes of maintenance of a residential plotted colony / additional plotted colony or any other use, including but not limited to, Group Housing Commercial, Institutional complexes etc, permissible under the relevant laws of the State of Haryana and to do all such things including filing of compliances and making application for renewal of licenses as may be granted for lifts, fire, restaurant, bar, swimming pool, environment clearances, shops and establishment act etc.

21. To receive earnest money, security, amount, lease consideration, sale consideration, maintenance deposits, charges or such other sums in cash, cheque, etc. in its own name and to give receipts thereof and to appropriate such amounts as received as per its own wish.

22. To apply for and get permission from the Authority(ies), if any, for the sale or other transfer of rights, title, interest and lien in the said Land and construction thereon, and for the said purpose to do all the incidental acts, deeds and things which may be deemed necessary by our attorney.

23. To execute such deeds or documents as are deemed necessary for sale or such other transfer of rights, title, interest and lien thereby creating third party right, title and interest over the said Land and construction thereon including execution of Sale Deed of plots/units/flats built over the said land, and present the same for registration before appropriate authority including Sub-Registrar's Office and do all such acts, deeds or things to ensure due execution of the same.

24. To create Charge on the said Land whether equitable and /or registered for taking loan for construction / development over the said Land and / or for utilizing the FAR available on the said Land anywhere in the project as conceived by the Attorney in its sole discretion.

25. To open a bank account in its own name and under his own signatures and to operate the same in the way and manner it likes including depositing and withdrawing any amount of sums received by way of consideration towards sale, lease, mortgage or other transfer.

For Brisk Infrastructure & Developers **Private**
Director / Auth. Signatory
23 DEC 2020
Attested
for Sub Registrar
Gurgaon

For Gillson **Private** Ltd.
Authorized Signatory
S. C. + M. J.

26. To execute Plot/Unit Buyer Agreements or Deed of Apartment with the prospective purchaser or execute Declaration with respect to the building constructed thereon over the said Land and to receive the payments either in full or in part in its own name and give receipts thereof in its own name, as our attorney may deem fit and proper.

27. To advertise the project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign-boards, neon-signs or such other modes of advertisement, as the Attorney may deem fit. The attorney shall solely entitled to name and market the project as its project under its Branding be to put up sign boards pertaining to the project on the land or at other places and shall be fully entitled to invite prospective buyers/customers to the site.

28. We declare that all acts, deeds and things executed or performed under or by virtue of these presents by our said attorney, shall be binding on us and ratified by us and that this Power of Attorney is irrevocable as being given under in pursuance to the binding Agreement.

29. The said attorney shall have powers to execute specific authority letter/SPA in favour of such person as may be decided by the company for fulfilling the objectives of this General Power of Attorney and/or to delegate all or any of the powers created hereunder and to appoint any other person(s) as our attorney authorizing him to do all or any of the above acts, deeds and/or things or any other act, deed and/or thing which in the opinion of the said attorney ought to be done, executed or performed in respect of the said land and construction thereon, if any, or any matter incidental thereto and to cancel, withdraw and/or revoke the powers conferred upon such attorney as our attorney may deem fit and proper.

30. **GENERALLY** to do all such acts, deeds and things, as our attorney may deem fit and proper so as to give effect to the powers mentioned hereinabove for development and transfer of the said land and construction thereon and further to fulfill the object of the agreement. Any act or omission prejudicial to the terms and condition as stipulated in the agreement shall be deemed to have irrelevant, inconsequential and not tenable/sustainable effect.

For Gillson Chik Pte Ltd. *[Signature]*
Authorized Signatory
For Brisk Infrastructure & Developers Pte Ltd. *[Signature]*
Director / Auth. Signatory
23 DEC 2020
Attested
For Sub-Registrar
23 DEC 2020
Pg. 7

31. All Lawful acts, deeds and things done or caused to be done by our attorney shall be deemed to have been done for and on our behalf and shall have the same effect as if the same have been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

I declare that all acts, deeds and things executed or performed under or by virtue of these presents by my said attorney, shall be ratified by us.

IN WITNESS WHEREOF, THE EXECUTANTS HAVE SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES OF THEIR FREE WILL AND VOLITION UNTO THIS GENERAL POWER OF ATTORNEY ON THIS THE ____ DAY OF December, 2013 AT GURGAON IN PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED AND DELIVERED BY THE WITHIN NAMED EXECUTANTS

For Gillson Chire Pvt. Ltd.
 Executants
 For Brisk Infrastructure & Developers Pvt. Ltd.
 For and on behalf of

Director Auth: Signatory
 For Brisk Infrastructure & Developers Pvt. Ltd.

1. S. C. ARORA
 Advocate
 District Courts, Gurgaon
 2. C. L. ARORA
 Advocate
 District Courts, Gurgaon

PRAMOD KUMAR
 Advocate
 Dist. Court, Gurgaon
 Enrl. No. D/597/

23 DEC 2020

Attested
 for Sub Registrar
 Gurgaon

23 DEC 2020

Attested
for Sub Registrar
Gurgaon

GPA No: 1388
Date: 1-1-14

ABHISHEK GAUR	
STAMP VENDOR	
PANCHAYAT BHAWAN, GURUGRAM	
23 DEC 2020	
S.No.	5866
Amount	10
Purpose	AF



Gydh. chh. put us

out of Record

4/132

SPECIAL POWER OF ATTORNEY

Stamp : Rs. 300/-
Stamp No./date : 26189/30-12-2013
Stamp Vendor : Ishwar Singh, Gurgaon

BE IT KNOWN TO ALL that we, M/s Gillson Chits Private Limited having its registered office at C-50, Raghubir Enclave, Najafgarh, New Delhi- 110043 through its authorized signatory Shri Ankit Mittal and / or Shri Updesh Tomar authorized vide Board resolution dated 27.12.2013 hereinafter referred at the "Executant" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include their heirs, and permitted assignees and/or nominees).

For Brisk Infrastructure & Developers Pvt. Ltd.

Director / Auth. Signatory
[Signature]

Attested

for Sub Registrar
Gurgaon

For Gillson Chits Pvt. Ltd.
[Signature]
Authorized Signatory

23 DEC 2020

12/06/2020 14:00 / 14:00 / 14:00

1244

For Gillson Chits Pvt. Ltd.

Service Charge: 150.00 ₹

crafted By: Pramod Kumar Adv.

२५००.०० रु. २०००.०० रु.

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01/01/2014

WHEREAS the Executant is the actual, absolute and legal owner bearing Khewat No. 2543, Khata No. 2749, 2750, 2755, 2756 and Khewat no. 1803, Khata no. 1999, Mustil No. 45, Killa No. 15/1(2-10), 16/1/2(1-15), 16/2/2(5-3), 17/1 (2-5), 17/2(2-7), 24(9-16), Mustil No. 47, Killa No. 3/1(0-18), 3/2(0-19), 3/3(0-9), 3/4(1-1), 3/8(1-5), 3/9(0-11), 4/1/1(0-13), 4/1/2(3-7) total land 32-Kanal 19-Marla situated in the revenue estate of village Chauma Tehsil and Distt Gurgaon, Haryana vide Mutation no. 12495, dated 18.04.2011 & 13177 dated 06.08.2013 that is to say :

Whereas being Lawful owner in possession of un-acquired component of the aforesaid land we are competent and entitled to deal with the same in any manner deemed fit by me. I have entered into agreement to Collaboration with M/s Brisk Infrastructure & Developers Private Limited, having its Office at D-6/6032/2, GF, Vasant Kunj, New Delhi - 110070 though its authorised Signatory Shri. Harish Gahlot and / or Shri. Vinod Kumar Tiwari authorised vide Board re. In terms of aforesaid collaboration agreement we had undertaken resolution dated 27.04.2011 to execute this irrevocable Special Power of Attorney in favour of nominee(s) of aforesaid Company for carrying out the intents and objects of the collaboration agreement.

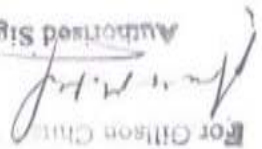
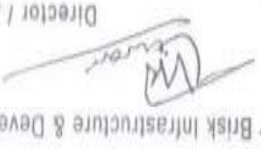
NOW B THIS POWER OF ATTORNEY WE HEREBY nominate, constitute and appoint M/s Brisk Infrastructure & Developers Private Limited, having its Office at D-6/6032/2, GF, Vasant Kunj, New Delhi - 110070 though it's authorised Signatory Shri. Harish Gahlot and / or Shri. Vinod Kumar Tiwari authorised vide Board re. In terms of aforesaid collaboration agreement we had undertaken resolution dated 27.04.2011 as my true and lawful Attorney with full authority to jointly/severally do the following acts, deeds and things for myself and on my behalf and in my name:-

1. To sign, apply and follow-up with all the concerned Regulatory Authorities for and in respect of the said Land, the sanctions and approvals of layout plan, letter of intent, License(s), building plans, zoning plans, completion certificates, environmental clearance etc., as required under the law for the development construction, completion of the Complex on the said land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc. on behalf of the Company, as required from time to time in connection therewith.

For Gillson Chns Pvt. Ltd.
Authorised Signatory

For Brisk Infrastructure & Developers Pvt. Ltd.
Director / Auth. Signatory

Attested
for Sub Registrar
Gurgaon

प्रमाणित	Ankit Mittal			For Gillson Chit...
अभिप्रेत	thru:- Vinod Kumar Tiwari			For Brisk Infrastructure & Developers Pvt. Ltd.
प्रमाणित	CL Arora			Director / Auth. Signatory
प्रमाणित	S.C. Arora			

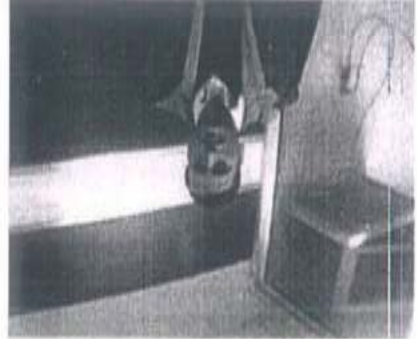
अभिप्रेत / प्रमाणित प्रमाणित



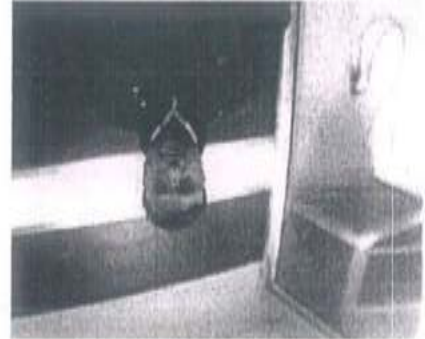
प्रमाणित



अभिप्रेत



प्रमाणित



2. To sign all applications, documents, petitions, affidavits, undertakings, declarations etc., as may be required and in connection with development of a Commercial Complex on the said land without creating any liability against the executants of any type.

3. To sign, verify, file, submit furnish all applications and documents before various authorities in Gurgaon and Chandigarh, 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 of the said land from acquisition proceedings and matters related thereto and/or sanction/implementation of the project.

4. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTC, 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 for residential colony/group housing/commercial/Cyber complex under the provisions of Haryana Development and Regulation of Urban Area Act, 1975 or any other applicable laws, rules etc., and for that purpose to sign, file all necessary application, under taking 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.

5. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/Semi-Government/Local bodies and/or any other statutory bodies for and in connection with the above purposes.

Director, Multi. Signatory

[Signature]

For Brisk Infrastructure & Developers Pvt. Ltd.

Authorised Signatory

For Gillson Chits Pvt. Ltd.

[Signature]

Attested
for Sub Registrar
Gurgaon

दिनांक 01/01/2014

उप/सूचना प्रमाण अधिकारी
जिला

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 1,388 और दिनांक 01/01/2014 की सही नं: 4 फाइल नं: 1,015 के तहत नं: 149 पर प्रमाणित किया गया तथा इसकी एक प्रति अतिरिक्त सही संख्या 4 फाइल नं: 189 के तहत संख्या 95 से 96 पर विपरीत गयी। यह भी प्रमाणित किया जाता है कि इस प्रवेशावली के प्रमाणित और जारी के अपने दस्तावेज/प्रमाण अंगुलि से समाने किया है।

प्रमाण-पत्र

6. To apply to the concerned authorities for grant of No Objection Certificate/Permission for transfer of the title of the said Land in favour of the Developer and also for transfer of the requisite License(s) in favour of the Developer in respect of proportionate share owned by it after the requisite License(s) with respect of the said Land is granted to the Land Owner.
7. To undertake marketing, appoint brokers and advertise the scheme and build up project in its own name by all or any means of mass media at its own expense without any claim against the executants.

8. To enter into Property Buyers/Allotment (s) i.e. Agreement(s) for sale of Commercial space constructed in the land detailed above to the extent of Developer share in terms of collaboration agreement, after issuing letter of allotment to the executants pertaining to owners allocation, in terms of Collaboration Agreement.

9. To receive and acknowledge the receipt of sale price payable by the allottee (s)/purchase (s) of units/portions of Commercial complex, with or without construction, to the extent of Developer share, at own risk, as per terms of Collaboration Agreement in the name of the company or its Nominee including any other Body.

10. To execute and get registered by appearing before sub Registrar Memorandum of Understanding, agreement of sale, sale deeds, lease deeds, gift deeds, mortgage deeds, relinquishment deeds, etc., of any document which the attorney deems expedient and necessary in this wisdom to the extent of the share of Developer after offer of possession of the share of owners to them along with completion certificate.

11. To given formal possession of the property (s) purchased by individual buyers by handing over vacant possession of such property constructed or unconstructed subsequent to or before execution of sale deed (s) or on such other terms as may be agreed with the purchasers after offer of the possession of the share of owners as stated above.

For Brisk Infrastructure & Developers Pvt. Ltd.
 Director / Auth. Signatory

For Gillson Chits Pvt. Ltd.
 Authorized Signatory

Attested

for Sub Registrar
 Gurgaon

12. To apply and obtain income tax clearance for sale of commercial space, if required regarding share of the Developer, subject to compliance of the terms of Collaboration Agreement.

13. 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 and the Builder(s).

14. To apply and obtain income-tax clearance for sale of Flats, if required.

15. To lease the unconstructed/constructed property or part thereof on payment of rent or otherwise and to demand, receive and recover from all tenants and other occupants all rents, arrears of rents, compensation for use and occupation, profits, license fee and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of share of the Developer in the proposed project without creating any liability of claim against the executants.

16. On non-payment of any sum as aforesaid to terminate tenancy/license and to initiate proceedings to secure ejection according to law qua share of the Developer.

17. To give notice through a lawyer or personally, insisting for payment of rent/license fee or compensation for use and occupation and/or moneys payable by such tenants/licenses or other occupants and also to call upon such occupants to vacate the premises qua share of the Developer.

18. To pass valid receipt in proper form for all moneys received or recovered from any tenant/licenses for the said properties as rent/compensation etc. qua share of the Developer.

19. To pay/challenge all demands of taxes, cesses, charges etc., and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of said properties to the authorities concerned.

20. To negotiate with banks/financial institutions for the purpose of obtaining 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 qua share of the Developer, without creating any liability against owners of any kind.

For Brisk Infrastructure & Developers Pvt. Ltd.

Page 5 of 7
Director / Auth. Signatory

for Sub Registrar
Gurgaon

23 DEC 2020

For Gillson Chits Pvt. Ltd.
Authorized Signatory

21. To appoint and execute further General Power of Attorney (s) and Special Power of Attorney (s) empowering them to do acts things as mentioned in this in this Power of Attorney.

22. To do generally all other acts and things as are necessary or are required to be done for the development, promotion, construction and completion of commercial complex of aforesaid land, in terms of collaboration Agreement.

23. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instrument and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out of the purpose mentioned herein qua share of the Developer only, subject to collaboration Agreement.

24. That the Attorney is entitled to file/defend any suit, proceeding, civil, revenue, taxation or criminal before any court/office/authority. The attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision, etc., to highest court 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 execute a decree to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of developer's share in the project, subject to terms of collaboration Agreement.

25. To obtain "No Objection Certificate" from Town & Company planning Department for sale of aforesaid share of Developer, subject to the terms of collaboration Agreement if required.

26. That each and every power/authority conferred upon the Attorney by virtue of this document shall entitle the attorney to exercise power not only in respect of land referred to above but also Developed commercial complex on the land referred to above, by the Developed commercial complex on the land referred to above by the Developed in terms of license granted by town and country planning Department, Haryana, Chandigarh and in terms of collaboration Agreement No. 2185 dated 27.04.2011.

For Brisk Infrastructure & Developers Pvt. Ltd.

Director Panchsheel

Attested

for Public Registrar

Gurgaon

Authorised signatory

For Gillson Chits Pvt. Ltd.

23 DEC 2020

27. To collect compensation get issued 'C' forms 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.

28. That in the event of demise of any of the executants, the heirs and legal representatives of the deceased executants shall be bound to execute and register a fresh Power of Attorney containing identical terms and conditions in favour of the Developer/its nominees. The Power of Attorney shall continue to operate as far as surviving executants are concerned and in the event of demise of any power of Attorney holder, the similar Power of Attorney will be executed in favour of new Directors as the case may be. The Attorney shall be entitled to generally do all such act, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for utilization and development of project land referred to above as fully developed Commercial Complex. The present Attorney is irrevocable one and the executants shall ratify all acts, deeds, and things done in pursuance of this Special Power of Attorney including the appointment of further Attorney(s).

IN WITNESS WHEREOF THE executants have signed in Special Power of Attorney on thisday of December, 2013 At Gurgaon

For Gillson Chits Pvt. Ltd.

Authorized Signatory
For Brisk Infrastructure Developers Pvt. Ltd.

For and on behalf of
Director / Auth. Signatory

Witnesses:

1. S. Chandra
Advocate
Distt. Courts, Gurgaon

2. C. L. ARORA
Advocate
Distt. Courts, Gurgaon