



21/09/2022

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PA8202210

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Stamp Duty Paid : Penalty.

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Seller / First Party Detail

GRN No.

Jeses Builders and Developers by Illd.

H.No/Flaori.

Sector/Ward Na

LandMark :

Jhandewalan extrinaaz cinema com

City/Milage 1

New delay

District: Delhi

State:

Delhi

Pinone:

Phone

98******65

Buyor / Second Party Detail

Name:

Dif Hortes Parithkula pvt ltd.

I No/Heart - 2ndfloor

Sector/Ward Na LandMark

Difigateway towers dificity i

Orty/Millage. Gurgaon

98******56

District: Gurgaon

Slate:

Haryana

Purpose : 597.

The authenticity of this cocument can be verified by scanning this OrCode Through smart phone or on the website https://egrashry.nic.in

This Special Power of Attorney is made at Kalka, on this 21stday of Sep 2022, by M/s Josen Builders & Devolopers Private Limited a company registered under the provisions of the Companies Act, 1956, having its registered office at Khasra No 382, 2nd Floor 100 Feet Road, MG Road, Village Chitorni New Delbi - 110030acting through its authorized signatory Mr. ManpreetWahiduly authorized vide board resolution (hereinafter called as the "Executant", which expression stadl, unless repugnant to the context or meaning theread, mean and include its, successors, nominees and assigns)

SPECIAL POWER OF ATTORNEY

WHEREAS the Executant is the obsolute owner of the land measuring 62 Bigha00Biswa equivalent to 0.42 acres, situated in the revenue estate of Bhagwanpur, Pinjore Tehsil Kalka. and District Panchkula details of watch are given in Schedule A of this Special Power of Attorney (hereinafter referred to as "the Said Land"),

AND WHEREAS the Executant had entered into inDevelopment Agreement dated 26.09.2007.and Supplementary Development Agreement dated 21° Sep 2022(hereinstiter referred to as the 'Said Agreements') with M/s DI.F Homes Panchkula Private Limited a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Gateway Tower. 2nd Floor, DLF City Phase III, Gorngram - 122002. (Hereinafter referred to as the 'Developer') for development of the Said Land.

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

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable special power of attorney and appoint, nominate, and constitute DLF Homes Panchkula Private Limited through its authorized signatories namely Ms. Neelu Goel, Mr. Lokpal Singh, Mr. Rohit Sharma & Mr. Sujeet Sinha and/or any other person(s) as may be authorized by the Developer (hereinafter each of them referred to as the 'Attorney") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the Said Agreements and in particular, that is to say: -

- To enter upon and survey the Said Land, prepare layout plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Group Housing, Commercial, Cyber, IT Park, Affordable Group housing colony, DeenDayal Jan Awas Yojna Affordable Plotted Housing Policy 2016, New Integrated License Policy (NILP), Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
 - To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or HaryanaShehriVikas Pradhikaran("HSVP"), Department of Urban Development and all the concerned regulatory authorities, for grant of licenses, approvals, sanctions, consents, no objections, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc: To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), infrastructure development charges ("IDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees security, and charges including but not limited to, license fees, scrutiny fees, EDC & IDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.
- To receive letter of intent ("LOI"), licenses, and all permissions, sanctions, approvals, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.



2.

डीड सबंधी विवरण

डीड का नाम

SPA

तहसील/सब-तहसील कालका

गांव/शहर

अगवानप्र

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प मं : PAU202219

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:94625161

पेस्टिंग शुल्क 3 रुपये

रुपये

Drafted By: Bhupinder Gautum Advo

Service Charge:200

यह प्रलेख आज दिनाक 22-09-2022 दिन गुरुवार समय 2:47:00 PM बजे श्री/श्रीमती /कुमारी

Ms Jesen Builders and Developersthru Manpreet WahiOTHER जिवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (कालका)

हस्ताक्षर प्रस्तृतकर्ता

Ms Jesen Builders and Developers

उपरोक्त पंशकर्ता व श्री/श्रीमती /कुमारी Ms DLF Homes Panchkula Pvt Ltd thru Sujeet SinghOTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

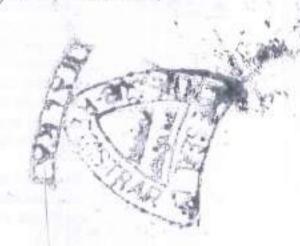
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीबलराज सिंह वकील पिता --- निवासी कालका व श्री/श्रीमती /कुमारी राकेश पिता जय चन्द

निवासी दमदमा ने की |

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

उप/सर्युक्त प्रजीयम अधिकारी(कालका)

दिनांक 22-09-2022



- 4. To withdraw any application including application for grant of liceose, approval of lay out plans, drawings, building plans and permissions/senctions/approvals/consents/ to objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised liceose/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on hehalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
- 5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, permissions/sanctions/consent/noobjection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/exasent/no objection certificates/approvals etc., from the authorities.
- To make, sign, submut applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
- 7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate/ group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
- 8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, scrotiny fees, bank guarantees, cess, doties, external development charges (EDC), infrastructure development charges (IDC) infrastructure augmentation charges (IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana. Chandigath or Gurugram or elsewhere the same be situated for the development of the Said Land.
- 9. To get the public notices or information advertised/ published in any newspaper and in such longuages, as may be required or provided in law or bye laws/ norms/ guide lines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/pennissions/approvals/sanctions/ no objections for the Said Land.
 - To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP. Electricity. Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submittany application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, perhissions, sanctions, consents, no objections etc.

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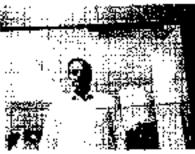
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2022-2023

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पेशकता

जधिकत



उप/सर्युक्त जंजीयन अधिकारी

भेशकक्षि :- Thrig New Policet WathOTHER Ms Lesen Builders and Developers ()

पाधिकता के **(8**क) Sirjee**∦**SinghOTHERMs DLF Homes Panchkula Pvt

भवाह 1 :- बसराज सिर वकील्

गसाह 2 :- राकेश

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख कर्गांक 166 आज दिलाक 22-09-2022 को बही में 4 जिल्ह न 25 ै पृष्ठ में 152.5 पर किया राया तथा इसकी एक प्रति अतिरिक्त वहीं संख्या 4 जिल्हें न 22 के पृष्ठ संख्या 17 है। 20 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दश्तावैज के पस्तुतकर्ता और ग्वार्श ने अपने हस्ताक्षर/निधान अगुठा मेरे सामने किये हैं i

दिनांक 22-09-2022

र्ती पंजीयन अधिकारी(कालका)



Acquisition Collector. compromise before any courts, government authorities/ agencies' department/Land also to appear or cause appearance, represent and tile proceedings' applicatious' genting the Sold Landreleased from notifications of acquisition and for this purpose ялу suits, pertitons documents, undertaking, agreement, affidavit, bonds etc. for take compensation with respect to the Said Land. To make sign, swear and submit at no nother pertung the Said Land exempted from the purview of sequisition or to under the Land Acquisition Act and to do all such acts, deeds and things as may be Court of Law and to get the Said Land free from the acquisition/notified proceedings yns eroded weiven proteiven princ, fearges truit appeal, writ, revision, review, before any concerning the Said Land and commence, institute and initiate fegal proceedings bodies on the Land Acquisition Collector, received by the Executant or the Attorney. утайыны ээлію үне те хэйхид іваай үйтайы. А уля да аудоэлій то забто то пойвай йох. objections or Appeal or Revision, review, to any notice, show cause notice, letter, officers /representatives/pleaders and defend, contest or file reply or prefer Daxinotütus\inage zii dguontt sonensaqqe azusono ylismuqtaq neaqqe Unagangar oT

which таву be required for the purpose of development and construction over the Magistrate, Additional District Magistrate, Collector or Financial Commissioner departments/ central government including the Sub-Registrar, Sub-Divisional 'eathorfus sumver teacher the office of government authorities' revenue authorfties To make, sign and submit and/or withdraw any applications, plans, documents, menturing and conduct proceedings on behalf of the Executant in any manner. sanchons/approvals. To make statement on cath or otherwise or file any document vary legal proceeding concerning the Gast Land or its development on the particular varieties. applications, affidavits, undertakings etc., that may be required to be executed in rejoinders, counterclaints, complaints, appeals, reviews, revisions, representations, appointed under any Act or law and to sign, verify, petition, written statements/ esthiroffus grotutete lie autôms sauro'l 25 leundiril (e)futory entite gaiboccorq commence, institute, prosceute or defend or compromise any action or legal Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to At appear or cause to appear before any count(s) including High Count(s), $\operatorname{Supreme}$ notice of any legal proceedings including suit, appeal, writ, revision, review and or an execution and legal settions around it is solving the solving the solution of the solution hevoragestrone with the development of the Said Land or its permission/approvalorder or directive of any authority received by the Executant or the Attorney for and or any other legal proceedings to any notice, show cause, letter, nouffications or To defend, confest, respond/reply/ correspond or file Appeal(s), Revision(s), Review

To engage and appoint Pleader(s), Advocace(s), Solicitor(s) and to sign Vakalamama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Fortun (judicial of otherwise) or before any Authority/sgeney. Central/State Covernment in respect of clauses 11 & 12, above.

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Pollution Control Board. as may be required to procure the said approval and clearance of the Central/State Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., To apply & obtain elearance of the Central and State Pollution Control Board, 7\$1

various tasks and works as may be required for the implementation of the Project. To abreen appoint and engage architects, consultants with respect to performance of

approvals/sinctions/consents/no objections, as may be required there for virit the development and construction on the Said Land and various permissions. on behalf of Executant with HSVP and any authority or department, in connection bes not sometiment any applications or documents or do correspondence for and

and of years and necessary documents and to do all acts necessary to be deeds of the Said Land with any bank/financial institution, to raise loans and finances abit office shootheeste should be said to the Said Land and or deposit the filte

To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of penaltics thereof shall solely be that of the Attomay. done in this regard. The liability of the payment of the loan including all interesty

rsjuasaid time to time so as to comy out any of the purposes or powers mentioned in this enort beniuper at yean as abaab dus atta all acts and deeds as may be required from Urban Development or any Government Authority, Department Statutory body or

overers, any part of the Said Land with an equal area of Land. To exchange with the Covernment (HSVP or any of its agencies or any private land

.emittinsvalat Suid-Agreements which are necessary in facts & circumstances prevailing at that arti tabriu basavo yinamiqofavati arti gruboaxa noti camoni avode tuo filal tos atti fo This special power of attorney also empowers the developer or its agents to do any

ar bjæsme deemed necessary by the said Agrorucy and to revoke such delegation of authority behalf of the Executant, to one or more persons severally or jointly, as may be To delegate any or all of the powers as mentioned above or any other, for on on

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

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

25. This special power of anomey is irrevocable and shall be valid until the project as stated in the ball the project as certificate as per Act/Rules.

SCHEDULE 'A'

Village Bhagyvanpar, Tehsil Kalka and District Panchkula

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÷g⊭llíV bne bne.l	Кразта Ло.	в⇒т∳	эрэкс	вжА

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

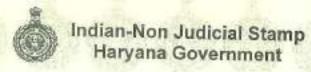
EXECUTANT

M/s Jesen Huilders & Developers Pvr. Ltd.

(Authorised Signatory)

Witnesses:

MATURE RECNIPULE TRADOVOLA *JUNHOMAY ANJAN Consoling of Maries In





Date: 21/09/2022

Certificate No.

PAU2022116

GRN No.

94622397

Stamp Duty Paid: ₹ 1000

Penalty: (Ris. Jiero Orbit

Seller / First Party Detail

Name:

Morina Builders and Developers pvt ltd

H.No/Floor:

1e

Sector/Ward: Na

LandMark:

Jhandewalan extn naaz cinema com

City/Village: New delhi

District : Delhi

Phone:

98*****65

State:

Delhi

Buyer / Second Party Detail

Name:

Dif Homes Panchkula pvt itd

H.No/Floor: City/Village:

2ndfloor

Sector/Ward : Na

District Gurgaon

LandMark:

Dif gateway towers dif city ill

State :

Haryana

Phone:

Gurgaon 98*****65

Purpose !

SPA

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

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made at Kalka, on this 21stday of Sep 2022, by M/s Morina Builders & Developers Private Limited a company registered under the provisions of the Companies Act, 1956, having its registered office at Khasra No 382, 2nd Floor 100 Feet Road, MG Road, Village Ghitorni New Delhi - 110030acting through its authorized signatory Mr. Manpreet Wahi duly authorized vide board resolution (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns).

WHEREAS the Executant is the absolute owner of the land measuring 20 Bigha 14Biswa equivalent to 4.31 acres, situated in the revenue estate of Bhagwanpur, Pinjore Tehsil Kålka and District Panchkula details of which are given in Schedule A of this Special Power of Attorney (hereinafter referred to as "the Said Land").

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

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable special power of attorney and appoint, nominate, and constitute DLF Homes Panchkula Private Limited through its authorized signatories namely Ms. Neelu Goel, Mr. Lokpal Singh, Mr. Rohit Sharma & Mr. Sujeet Sinha and/or any other person(s) as may be authorized by the Developer (hereinafter each of them referred to as the 'Attorney'') by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the Said Agreementsand in particular, that is to say: -

- To enter upon and survey the Said Land, prepare layout plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Group Housing, Commercial, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojna Affordable Plotted Housing Policy 2016, New Integrated License Policy (NILP), Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
 - To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development and all the concerned regulatory authorities, for grant of licenses, approvals, sanctions, consents, no objections, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc: To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), infrastructure development charges ("IDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees security, and charges including but not limited to, license fees, scrutiny fees, EDC & IDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.
- To receive letter of intent ("LOI"), licenses, and all permissions, sanctions, approvals, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.



डीड सबंधी विवरण

डीड का नाम

SPA

तहसील/सब-तहसील कालका

गाव/शहर

अगवानपुर

धन सबंधी विवरण

राशि 0 करने

स्टाम्य इंद्रुटी की राभि 1000 रुपये

मदास्य मि: PAQ2022H8

स्टाम्प की संशि 1000 रुपये

रजिस्ट्रेशन कीस की राधि 100

EChallan 94625038

पेक्टिंग शुरुक 3 रुपये

ठपशे

pra tež By. Blicpinger Gespani. Advid

Service Change 200

यह बतेख आज दिलाक २२-०९-२०२२ दिन युरुवार समय २:45.00 PM बजे लेंग्रेशैंसती क्रुस्पर

Mic Microry Buildingth in Magazical Vennet Statistic क्रिकार New Dellin द्वारा पंजीकरण हेत् प्रस्तुत किया गया ।

्। उप/सङ्क्ल क्रीडीयन अधिकारी (कालका)।

हरु<mark>ताक्षरः प्रस्तुनकर्तः</mark> Nes Moros Beatlers

उपरोक्त मेशकर्ता व की/ओमती (कुमारी : Ms D.) Houses Particles a Po Tie de a Suicei Su e OPTOPK : हाजिर है । बतुत प्रतेक के तथ्यों को दीनी पश्री

ने सुगकर तथा रामध्यकः श्वीकार किया द्वीको पक्षों की पहथक श्रीश्रीसती (कुमारीबलराज सिंह बकोल पिता — निवासी कालका व श्रीश्रीमती (कुमारी राकेश पिता जय चन्द

निवासी दमदभा ने की 🗄

साभी नं:1 को हम अस्बरदार आधिवक्ता के रूप में आनते हैं तथा वह साक्षी न:2 की पेहणान करता है ।

३प/सम्**कत पंजीयन<u>् अधि</u>कारी(कार**का)

द्रिनांक २२-०१-२०२२

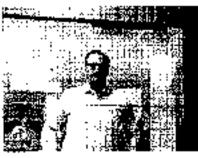
- 4. To withdraw any application including application for grant of license, approval of lay out plans, drawings, building plans and permissions/sanctions/approvals/consents/ no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state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

To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.











पेशकती

पाधिकत

गवाह



, उप्∦सगुंकत पंजीयन अधिकारी

पेशकर्ता 🤝 thru Manpreet WahiOTHER Ms. Morina Builders_

प्रा**धिकत**ः:- Iling Şujeal Sig∳aCTHERVIs DLF_eHomes Panchkula Pvt

अक्षाह १ :- बलराज सिंह कमील <u>.</u>

गवाह 2 :- सकेश ्रा

प्रमाण[े] प्रश

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 165 आज दिनाक 22-09-2022 को बही ने 4 जिल्द ने 25 के पृष्ठ ने 152.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द न 22 के पृष्ठ संख्या 13 से 16 पर चिएकाई गयी | यह भी प्रभाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाही ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 22-09-2032

उपासयुंकत पंजीयन अधिकारीर कालका

Acquisition Collector. Compromise before any cours, government authorities/agencies/ department Land Asnotheralidge \zgarishecomig alfi bas mescripm, contradign as the on teading of oals ecorum; sirit not has nottisiupoe to anothentition mort besselet has 1 his 8 edi gnimog any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for take compensation with respect to the Said Land. To make sign, swear and submit or to confirm the Said Land exempted from the purview of acquisition or to ed year as signification Actaind to do all such acts, deeds and things as may be Sourt of Law and to get the Said Land foot from the acquisition/notified processing. including but not limited to filing of suit, appeal, writ, revision, review, before any concerning the Said Land and commence, institute and initiate legal proceedings bodies or the Land Acquisition Collector, received by the Executant or the Attorney. profufication or order or directive of any Authority/local bodies or any other statutory objections of Appeal of Revision, review, to any notice, show cause notice, letter, officers /representatives/pleaders and defend, contest or file reply or profer boshoritus\acquesing attitiguoudi sonsisoqqa osusono\(\text{\text{Ulanostage}}\) appear personali (\text{\text{Ilanostage}}\)

Said Land. which may be required for the purpose of development and construction over the Magistrate, Additional District Magistrate, Collector of Financial Commissioner departments/ central government including the Sub-Registrar, Sub-Divisional \zetablocknownscape to in the effice of government authorities revenue authorities To make, sign and submit and/or withdraw any applications, plans, documents, and participate and conduct proceedings on behalf of the Executana in any manner. sanctions/approvals: To make statement on oath or otherwise or file any document wing strangers to memoral best of the Land or its development or its permissions. applications, affidavits, undertakings ele., that may be required to be executed in rejoinders, councerclaims, complaints, appeals, reviews, revisions, representations, appointed under any Act or law and to sign, verify, petition, written statements/ epilinothus grovousts (le nobas nurrofi & lenudiff.(s)hurop yas ni agnibesconq commence, institute, prosecute or defend or compromise any action or legal Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to Ato appear or cause to appear before any count(s) including High Count(s), Supreme nobce of any legal proceedings including suit, appeal, writ, revision, review, and or sanction/no objection and to accept service of summons or other legal process or in connection with the development of the Said Land or its permission/approach order or directive of any authority received by the Excourant or the Anomey for and or any other legal proceedings to any notice, show cause, letter, notifications or To defend, contest respond/reply/ conrespond or file Appeal(s), Revision(s), Review

To orgage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatrama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Ambority/agency, Central/State Government in respect of clauses 11 & 12, above.

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Could do the same by itself. this intent, terms and confidence of the Baid Agreements in all respects as the Exception thereof which the Attorney shall consider necessary for fully and effectually satisfying documents on behalf of the Executant and to do all acts, deeds and things incidental agreements and documents and to admit the execution of deeds, agreements and with the Sub-Registrar or Registrar having suthority to register such deeds. such documents, instruments, desde etc., including the Said Agreements for registration travered of this griving following the Said A bis Said A greenents and to presence instruments and documents and to do all sale deeds and thingswhich shall be To sign, execute and file/submit any and all deeds, agreements, representations,

Pollution Control Board. sa may be required to procure the said approval and elearance of the Central/State Haryons and to deposit all charges, fees, undertakings, affidavits, declarations etc., To apply & obtain elearance of the Central and State Pollution Control Board, 'ÇŢ

various tasks and works as may be required for the implementation of the Project. To bitte, appoint and engage architects, consultants with respect to performance of

with the development and construction on the Said Land and various permissions' on behalf of Executant with HSVP and any authority or department, in connection To sign and submit any application's or document's or do correspondence for and

approvals/sanctions/consents/no objections, as may be required there lim

penalties thereof shall solely be that of the Attorney. done in this regard. The liability of the payment of the loan including all interesty and to sign, execute all necessary documents and to do all acts necessary to be deeds of the Said Land With any bank/financial institution, to raise items and finances To plodge/hypothecate/mortgage any part of the Said Land and/or deposit the title

time to time so as to carry our any of the purposes or powers mentioned in this other designated authority and to do all acts and deeds as may be required from Urban Development or any Government Authority, Department Statutory body or To appear before DTCP, Assistant Director Urban Estate, (ISVP, Department of

Owners, any part of the Said Land with an equal area of Land. To exchange with the Covernment (HSV) or any office agencies or any private land

relevant firme. Leaf Agreements which are necessary in facia & circumstances prevailing at that of the set left out above in connection executing the development covered under the This special power of afforcey also empowers the developer or its agents to do any

decessary by the said Attorney and to revoke such delegation of authority behalf of the Executant, to one of more persons severally or jointly, as may be To delegate any or all of the powers as mentioned above or any other, for or on

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- 23. AMD GEVERALLY to do and perform all acts, deeds, matters and things as may be necessary or docined fit de proper by the said Attorney and which are not specifically memboned in this deed for carrying out all or any of the aforesaid purposes.
- And the Excousant hereby agrees that all such acts, deeds or things done by the said.

 Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Exceutant in person and they undertake to ratify and confirm all and whatsnever that the said Attorney shall lawfully do or cause to be done there under.
- 25. This special power of attorney is irrevocable and shall be valid until the project as stated in the SaidAgreements, completed in all respect and on receipt of completion certificate as per Act/Rules.

Sebedule - "A" | [Details of the Licensed Land]

Village Bhagwanpur, Tehall Kalka and District Parochkala

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Blagwanpur	aiml\1	छ-छ-स ०-۲-≯	凹	0-7- 1 ध-8-8
Land and Village	Khasra No.	£91. ⁶ .	Strate	sarA

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

EXECUTANT

M/s Morina Builders & Developers Pvt. Ltd.

(Authorised Signatory)

MATUAD REGULA

MATURER GRUTAM ADVOCATE ALUNHONAR ANJAN

Witnesses:

Carpy 10 DI Demo

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Penalty:

(Ris Zaro Gréy)

Date: 23/09/2021

₹ 0

Certificate No.

PAW2021181

GRN No.

82512428

Seller / First Party Detail

Name:

Phone:

Gavel builders And constructions Pvt Itd

H.No/Floor:

1e

Sector/Ward: Na

LandMark:

Jhandewalanextn naaz cinema complex

City/Village: New delhi 98*****65 District: New delhi

State:

Stamp Duty Paid: ₹ 1000

Delhi

Buyer / Second Party Detail

Name:

DIf Homes Panchkula pvt Itd

H No/Floor:

City/Village: Gurgaon

Sector/Ward: Dlfgt

District: Gurgaon

LandMark: Difcity

State:

Haryana

Phone:

98*****65

Purpose:

SPA

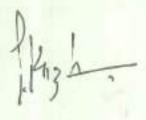
The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the website https://egrashry.nic.in

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made at Panchkula, on this 24th day of Sep 2021, by M/s Gavel Builders & Constructions Private Limited a company registered under the provisions of the Companies Act, 1956, having its registered office at Khasra No 382, 2nd Floor 100 Feet Road, MG Road, Village Ghitorni ew Delhi - 110030 acting through its authorized signatory Mr. Lok Pal Singh duly authorized vide board plution dated 12th July 2021 (hereinafter called as the "Executant", which expression shall, unless agrant to the context or meaning thereof, mean and include its, successors, nominees and assigns).

THEREAS the Executant is the absolute owner of the land measuring 13 Bigha 36 Biswa equivalent to oss sacres, situated in the revenue estate of Bhagwanpur, Pinjore Tehsil Kalka and District Panchkula of which are given in Schedule A of this Special Power of Attorney (hereinafter referred to as "the

REAS the Executant had entered into an Development Agreement dated 26.09.2007, and documentary Development Agreement dated 24.09.21 (hereinafter referred to as the 'Said Agreements') with M/s DLF Homes Panchkula Private Limited a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Gateway Tower, 2nd Floor, DLF City Phase III, Gurugram -122002. (hereinafter referred to as the 'Developer') for development of the Said Land.



डीड सबंधी विवरण

डीड का नाम

SPA

तहसील/सब-तहसील कालका

गांव/शहर

भगवानपुर

धन सबंधी विवरण

राशि 0 क्यथे

स्टाम्प इयुटी की राशि 1000 रुपये

स्टाम्प नं : paw2021i81

स्टाम्प की राशि 1000 क्पये

रजिस्ट्रेशन फीस की राशि 100

EChallan:82518114

पेस्टिंग शुक्क 3 रूपये

रुपये

Drafted By: भृषिन्द्र गौतम

Service Charge:200

यह प्रतेख आज दिनाक 29-09-2021 दिन बुधवार समय 2:02:00 PM बजे औ/औमती /कुमारी Gavel Builders and Construction Pvi Lidthru बजरिया लोक पाल सिंहOTHER निवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (कालका)

हस्ताक वित्तकता

Gave, Builders and Construction Pvt Ltd.

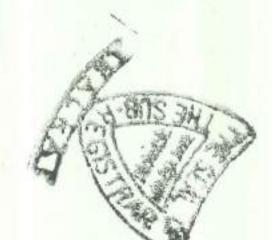
उपरोक्त पेशकर्ता व श्रीश्रीमती /कुमारी Ms DLF homes Panchkula Pvi Lid thris बजरिया मनप्रीत वाहीOTHER हाजिर 🖡 | पत्त प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीवेद प्रकाश नम्बरदार पिता --- निवासी समजानपुर व श्री/श्रीमती /कुमारी चिव चरण पिता नाथु राम

निवासी दमदमा ने की |

साधी ने:1 को हम जम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साधी ने:2 की पहचान करता है |

उप/सर्वृक्त प्रतिवन अधिकारी(कालका)



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

AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable special power of attorney and appoint, nominate and constitute DLF Homes Panchkula Private Limited through its authorized signatories namely Ms Neelu Goel, Mr Rohit Sharma, Ms Akanksha Moudgil, Mr Karan Trehan and Mr Manpreet Wahi and/or any other person(s) as may be authorized by the Developer (hereinafter each of them referred to as the 'Attorney') by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the Said Agreements and in particular, that is to say: -

- To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Group Housing, Commercial, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojna Affordable Plotted Housing Policy 2016, New Integrated License Policy (NILP), Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
- To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with 2. the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development and all the concerned regulatory authorities, for grant of licenses, approvals, sanctions, consents, no objections, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc: To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees. bonds etc., with regard to external development charges ("EDC"), infrastructure development charges ("IDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees security, and charges including but not limited to, license fees, scrutiny fees, EDC & IDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard,
- To receive letter of intent ("LOI"), licenses, and all permissions, sanctions, approvals, no objections/consents from the authorities, in respect of the development of the Said Land etc., on the behalf of the Executant.

To withdraw any application including application for grant of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.

To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed



licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.

- To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
- 7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
- 8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), infrastructure development charges (IDC) infrastructure augmentation charges (IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.
- 9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guide lines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals /sanctions/no objections for the Said Land.
- To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
- To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.

To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any courts. Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to serify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews,

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revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner. To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.

- 13. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
- 14. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreements and to present such documents, instruments, deeds etc., including the Said Agreements for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreements in all respects as the Executant could do the same by itself.
- 15. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
- To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
- 17. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
- 18. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
- 19. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
- To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
 - This special power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreements which are accessary in facts & circumstances prevailing at that relevant time.

to delegate any or all of the powers as mentioned above or any other, for or on behalf of the executant, to one or more persons severally or jointly, as may be deemed necessary by the said Anomey and to revoke such delegation of authority at pleasure.



- AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or 23: deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.
- 24, And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.
- This special power of attorney is irrevocable and shall be valid until the project as stated in the 25. Said Agreements, completed in all respect and on receipt of completion certificate as per

SCHEDULE 'A'

Village Bhagwanpur, Tehsil Kalka and District Panchkula

Land at Village	Rectangle	Area			Share		Area	
	No.	В	В	В	Share	В	В	В
	325/258/2/6	5	17	0	full	5	17	0
Bhagwanpur	229/2 Min	10	17	0	full	8	19	0
	To	tal				13	36	0

Say	3.083	ocs

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

EXECUTANT

M/s Gavel Builders & Constructions Pvt. Ltd.

Signatory)

VED PARKASH NUMBERDAR Bhagwanpur, Teh, Kalka

Disti. Panchkula

2. En Surveyor Ray Dan Ben

90

2021-2022

4







पेशकता

प्राधिकत

गवाह



उपासयुंकत पंजीयन अधिकारी

पेशकर्ता 🖟 ihru बजरिया लोक पाल सिंहOTHER Gavel Builders and Construction Pvt

पाणिकान

Inru बजरियो मनेपीत वाहीOTHERMs DLF homes Panchkula Pvt

Lto

गवाह 1 :- वंद प्रकाश नम्बरेदार

गवाह 2 :- शिव घरण

प्रमाण पत्र

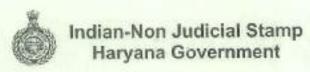
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 90 आज दिनांक 29-09-2021 को बही ने 4 जिल्द ने 24 के पृष्ठ में 94,5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द ने 11 के पृष्ठ संख्या 25 से 26 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताातर/निशान अंगूठा मेरे सामने किये है |

दिनांक 29-09-2021

उप/सर्वृक्त पंजीबन अधिकारी(कालका



Non-Judicial





Penalty:

(Rs. Zina Only)

₹O

Certificate No.

PAW2021177

GRN No.

Name:

Phone:

82512520

Seller / First Party Detail

Kenya builders And constructions Pvt Itd

H.No/Floor: City/Village: New delhi

Sector/Ward: Na

District: New delhi

LandMark: Jhandewalanextn naaz cinema complex

Stamp Duty Paid: ₹ 1000

State:

Delhi

Buyer / Second Party Detail

Name:

Dif Homes Panchkula pvt itd

H.No/Floor: 101

Sector/Ward: Difgt

City/Village: Gurgaon

98*****65

District: Gurgaon

LandMark: Difcity

State:

Haryana

Phone:

Purpose:

98*****65

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 is made at Panchkula, on this 24th day of Sep 2021, by M/s Keyna Builders & Constructions Private Limited a company registered under the provisions of the Companies Act, 1956, having its registered office at Khasra No 382, 2nd Floor 100 Feet Road, MG Road, Village Ghitorni New Delhi - 110030 acting through its authorized signatory Mr. Lok Pai Singh duly authorized vide board resolution dated 12th July 2021 (hereinafter called as the "Executant", which expression shall, unless repugnant to the context or meaning thereof, mean and include its, successors, nominees and assigns).

WHEREAS the Executant is the absolute owner of the land measuring 56 Bigha 15 Biswa equivalent to 11.823 acres, situated in the revenue estate of Bhagwanpur, Pinjore Tehsil Kalka and District Panchkula details of which are given in Schedule A of this Special Power of Attorney (hereinafter referred to as "the Said Land").

AND WHEREAS the Executant had entered into an Development Agreement dated 26.09.2007, and Supplementary Development Agreement dated 24.09.21 (hereinafter referred to as the 'Said Agreements') with M/s DLF Homes Panehkula Private Limited a company duly incorporated under the Companies Act, 1956, having its registered office at DLF Gateway Tower, 2nd Floor, DLF City Phase III, Gurugram -92. (hereinafter referred to as the 'Developer') for development of the Said Land.



डीड सबंधी विवरण

डीड का नाम

SPA

तहसील/सब-तहसील

कालका

गांव/शहर

अगवानप्र

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प इयुटी की राशि 1000 रुपये

स्टाम्प मं : paw2021i77

स्टाम्प की राशि 1000 रूपये

रजिस्ट्रेशन फीस की राशि 100

EChallan:82518202

पेस्टिंग शुलक 3 रुपये

रुपयं

Drafted By: भूपिन्द्र गौतम

Service Charge 200

यह प्रलेख आज दिलाक 29-09-2021 दिल बुधवार समय 1:59:00 PM बजे श्री/श्रीमती /कुमारी Ms Keyna Builders and Construction Pvt LTdthru बजरिया लोक पाल सिंहOTHER निवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संभात पानियन अधिकारी (कालका)

हस्तावार जिल्लामाती

Ms Keynn Builders and Construction Pvt LTd

उपरोक्त पंशकर्ता व श्री/श्रीमती /कुमारी Ms DLF Homes Pocolikula Pvi LTd thru बजरिया मनपीत वाहीOTHER हाजिर है | प्रतृत प्रलेख के तथ्यों को दोनों पक्षी

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीवेद प्रकाश नम्बरदार पिता --- निवासी भगवानपुर व श्री/श्रीमती /कुमारी शिव चरण पिता माथु राम

निवासी दसदमा ने की |

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

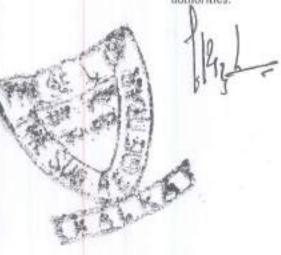
उप/सर्युक्त पंजीयन अधिकारी(कालका)





AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable special power of attorney and appoint, nominate and constitute DLF Homes Panchkula Private Limited through its authorized signatories namely Ms Neelu Goel, Mr Rohit Sharma, Ms Akanksha Moudgil, Mr Karan Trehan and Mr Manpreet Wahi and/or any other person(s) as may be authorized by the Developer (hereinafter each of them referred to as the "Attorney") by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the Said Agreements and in particular, that is to say: -

- To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Group Housing, Commercial, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojna Affordable Plotted Housing Policy 2016, New Integrated License Policy (NILP), Transferable Development Rights, Transit Oriented Development Policy, Township, etc., under the various laws, policies which are in force or which may come into force in future.
- To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development and all the concerned regulatory authorities, for grant of licenses, approvals, sanctions, consents, no objections, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be developed in conjunction with the other lands or as a stand alone project and to follow up the same with the authorities/departments/agencies etc: To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain, permissions, consents, approvals and sanctions of the layout plans, service Building plans, Drawings, Zoning Plans, Shajra plans, water & electricity and sewerage connections and receive completion certificates, etc. and to furnish undertakings, bank guarantees, bonds etc., with regard to external development charges ("EDC"), infrastructure development charges ("IDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees security, and charges including but not limited to, license fees, scrutiny fees, EDC & IDC, IAC, cess, duties, renewal charges, service charges, conversion fee, etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.
- To receive letter of intent ("LOF"), licenses, and all permissions, sanctions, approvals, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
- 4. To withdraw any application including application for grant of license, approval of lay out plans, drawings, building plans and permissions/ sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license/s, lay out plans/Building Plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
- 5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, permissions/sanctions/consent/no objection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.



- To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
- 7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
- 8. To sign and submit challans, on the behalf of the Executant for payment/ deposit of security, license fees, scrutiny fees, bank guarantees, cess, duties, external development charges(EDC), infrastructure development charges (IDC) infrastructure augmentation charges (IAC), transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.
- 9. To get the public notices or information advertised/ published in any newspaper and in such languages, as may be required or provided in law or bye laws/ norms/ guide lines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals/sanctions/no objections for the Said Land.
- To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities / departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
- To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or prefer objections or Appeal or Revision, review, to any notice, show cause notice, letter, notification or order or directive of any Authority/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review, before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make sign, swear and submit any suits, petitions documents, undertaking, agreement, affidavit, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file proceedings/ applications/ compromise before any courts, government authorities/ agencies/ department/ Land Acquisition Collector.
- To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and or /to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal. Tribunal, Forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to sign, verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document

and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/ departments/ central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land,

- 13. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Court, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/agency, Central/State Government in respect of clauses 11 & 12, above.
- 14. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts deeds and things which shall be necessary for giving full and complete effect to the Said Agreements and to present such documents, instruments, deeds etc., including the Said Agreements for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreements in all respects as the Executant could do the same by itself.
- 15. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.
- To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
- 17. To sign and submit any application/s or document/s or do correspondence for and on behalf of Executant with HSVP and any authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
- 18. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
- 19. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
- To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
- 21. This special power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreements which are necessary in facts & circumstances prevailing at that relevant time.
- 22. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.
- 23. AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.



- 23. AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed for carrying out all or any of the aforesaid purposes.
- And the Executant hereby agrees that all such acts, deeds or things done by the said Attorney by 24. virtue of the powers granted under this instrument shall be construed as acts, deeds, and things done by the Executant in person and they undertake to ratify and confirm all and whatsoever that the said Attorney shall lawfully do or cause to be done there under.
- 25. This special power of attorney is irrevocable and shall be valid until the project as stated in the Said Agreements, completed in all respect and on receipt of completion certificate as per Act/Rules.

SCHEDULE 'A'

Village Bhagwanpur, Tehsil Kalka and District Panchkula

Land at Village Re	Rectangle	Area			Chara		Area	
	No.	В	В	В	Share	В	В	В
Bhagwanpur	257 Min	60	10	0	full	56	15	0
	Т	otal				56	15	0

Say	11.823	acs
11000	- 1	

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

EXECUTANT

M/s Keyna Builders & Constructions Pvt. Ltd.

(Authorised Signatory)

Witnesses:

VED PARKASH NUMBERDAR Bhagwanpur, Teh, Kalka Distt. Panchicula

2. Ele Privillan gr A wayyy Ran Dang Dang

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2021-2022







पंशकता

पाधिकत

गवार



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता 🌡 thru बोकरिया लोक पाल सिंहOTHER Ms Keyna Builders and Construction Pvt

LTd_

प्राधिकत

the बजरिया मनप्रीत

वा मनपूर्व (IndiOTHERMs DLF Homes Pacntikula Pvt

LTd

गवाह 1 :- वेद प्रकाश नम्बरदार

गवाह 2 :- शिव घरण

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 87 आज दिनांक 29-09-2021 को बही ने 4 जिल्द ने 24 के पृष्ठ ने 93.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द ने 11 के पृष्ठ संख्या 17 से 18 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने इस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 29-09-2021

उप/सयुंक्त प्रीयन अधिकारी(कालका)