



Certificate No. PWJ202210



GRN No. 84622744



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

GRN PWJ202210

Seller / First Party Detail

Name : Jazen Builders and Developers pvt ltd

H.No/Floor : 1e Sector/Ward : Na

LandMark : Jhandewalan exrn naaz cinema com

City/Village : New delhi District : Delhi

State : Delhi

Phone : 90*****65


Buyer / Second Party Detail

Name : DLF Homes Panchkula pvt ltd

H.No/Floor : 2nd floor Sector/Ward : Na

LandMark : Dlf gateway towers dlf city i

City/Village : Gurgaon District : Gurgaon

State : Haryana

Phone : 99*****56

Purpose : SPA

166
4

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 Kalka, on this 21st day of Sep 2022, by M/s Jazen Builders & Developers Private Limited a company registered under the provisions of the Companies Act, 1956, having its registered office at Kharsa No 382, 2nd Floor 100 Feet Road, MG Road, Village Ghitorni New Delhi - 110030 acting through its authorized signatory Mr. Manpreet Wahidoly 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 02 Bigha 00 Biswa equivalent to 0.42 acres, situated in the revenue estate of Bhagwanpur, Pinjora 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 21st Sep 2022 (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, Gurgaon - 122002. (Hereinafter referred to as the "Developer") for development of the Said Land.

(Signature)

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: -

1. 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.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development 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.
3. 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.



प्रलेख न:166

दिनांक:22-09-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	कालका
गांव/शहर	भगवानपुर
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : PAU202219	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:94625161 पेस्टिंग शुल्क 3 रुपये
Drafted By: Bhupinder Gautam Advo	Service Charge:200

यह प्रलेख आज दिनांक 22-09-2022 दिन गुरुवार समय 2:47:00 PM बजे श्री/श्रीमती /कुमारी Ms Jesen Builders and Developersthru Manpreet WahiOTHER निवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (कालका)

हस्ताक्षर प्रस्तुतकर्ता
Ms Jesen Builders and Developers

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms DLF Homes Panchkula Pvt Ltd thru Sujcet 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/संयुक्त पंजीयन अधिकारी (कालका)

दिनांक 22-09-2022



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.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the 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.
10. 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.



पेशकर्ता



अधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- श्री. [Signature] Project Wani OTHER Ms. Jagan Builders and Developers

अधिकृत :- श्री. Sujeev Singh OTHER Ms. DLF Homes Panchkula Pvt. Ltd.

गवाह 1 :- बमराज सिंह वकील

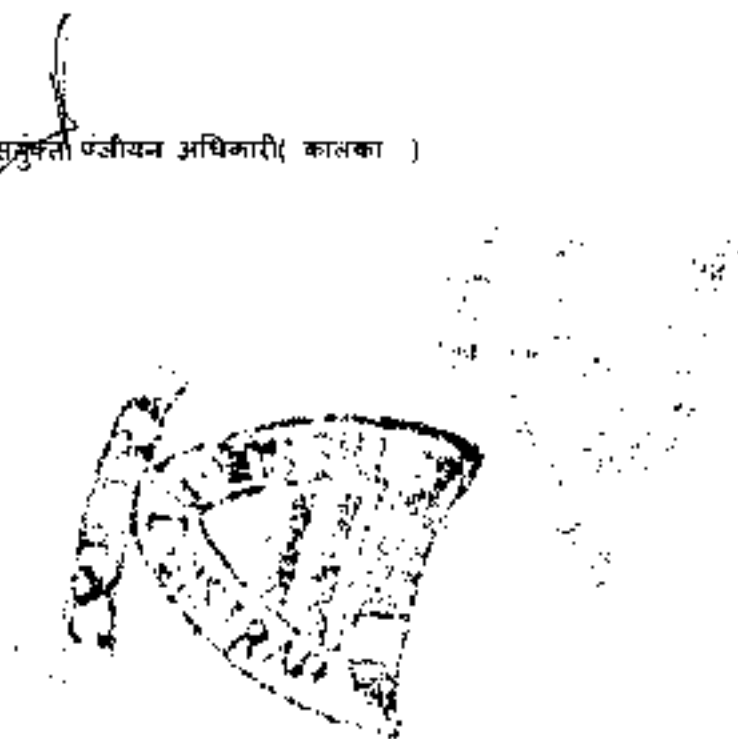
गवाह 2 :- राकेश

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 166 आज दिनांक 22-09-2022 को बही नं 4 लिफ्ट न 25 के पृष्ठ नं 152.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 लिफ्ट न 22 के पृष्ठ संख्या 17 से 20 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगूठा मेरे सामने किये हैं।

दिनांक 22-09-2022

उप/संयुक्त पंजीयन अधिकारी (कालका)



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 Executive 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, undertakings, agreements, affidavits, 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.

11.

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 Executive 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 summonses 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 Courts(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 proceedings 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 Executive 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.

12.

To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executive 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.

13.



Handwritten signature

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 prevent 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 Excutant and to do all acts, deeds and things incidental thereto 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 Excutant could do the same by itself.

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

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

17. To sign and submit any applications or documents or do correspondence for and on behalf of Excutant with HSYVP 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 advances 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 thereon shall solely be that of the Attorney.

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

20. To exchange with the Government/HSYVP 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 Excutant, 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.

WMA



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 specially 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.
25. This special power of attorney is irrevocable and shall be valid until the project as stated in the Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.

SCHEDULE 'A'

Village Bhagwanpur, Tehsil Kalka and District Panchkula

Land and Village	Khasta No.	Area	Share	Area
Bhagwanpur	7/1	B-B-B	full	B-B-B
		1-14-0	full	1-14-0
	Total			2-0-0
			Say	0.42 Acs

WPK



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

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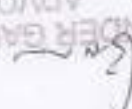
EXECUTANT

M/s Jesen Builders & Developers Pvt. Ltd.
 (Authorised Signatory)

Witnesses:

1. 
BALRAJ SINGH
 Advocate
 KALKA (Panchkula)

2. 
Balraj Singh
 Advocate
 KALKA (Panchkula)


BHUPINDER GAUTAM
 ADVOCATE
 KALKA, PANCHKULA





Certificate No. PAU2022I16

GRN No. 94622397



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

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

State: Delhi

Phone: 98*****65

Buyer / Second Party Detail

Name: Dlf Homes Panchkula pvt ltd

H.No/Floor: 2ndfloor

Sector/Ward: Na

LandMark: Dlf gateway towers dlf city iii

City/Village: Gurgaon

District: Gurgaon

State: Haryana

Phone: 98*****65

Purpose: SPA



165
4

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 Kalka, on this 21st day 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 - 110030 acting 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 14 Biswa equivalent to 4.31 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 21st Sep 2022 (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.



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: -

1. 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.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development 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.
3. To receive letter of intent ("LOT"), 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.



[Handwritten signature]

प्रलेख नं:165

दिनांक:22-09-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	कालका
गांव/रहस	भगवानपुर

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : PAU,2022118	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan 94625038
	पेकिंग शुल्क 3 रुपये
आवक के बिना प्राप्त कराया गया	Service Charges 21%

यह प्रलेख आज दिनांक: 22-09-2022 दिन गुरुवार समय 2:45:00 PM बजे श्री/श्रीमती /कुमारी

Ms. Monna Bhandari in Mutual Ward/CHER शिवाह New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Mr. Monna Bhandari

उप/संयुक्त पंजीयन अधिकारी (कालका)

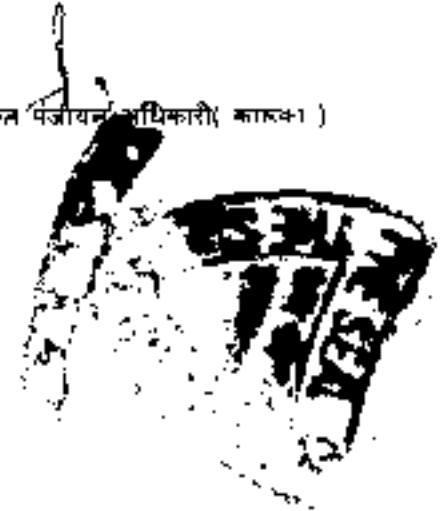
उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms DLI Homes Parvkhara Post Dindara Suroel Singh 071113 हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी बलराज सिंह इकोल पिता — निवासी कालका व श्री/श्रीमती /कुमारी राकेश पिता जय चन्द निवासी टमदभा ने की।

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

उप/संयुक्त पंजीयन अधिकारी (कालका)

दिनांक 22-09-2022



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/noobjection certificates/approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/ approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the 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.
10. 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.





पेशकर्ता



प्राधिकृत



गवाह



उपसंयुक्त पंजीयन अधिकारी

पेशकर्ता :- Mrs Manpreet WahI OTHER Ms. Morina Builders

प्राधिकृत :- Mrs. Suneel Singh OTHER Ms DLF Homes Panchkula Pw:

181

गवाह 1 :- बलराज सिंह इमील

गवाह 2 :- राकेश

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 165 आज दिनांक 22-09-2022 को बही नं 4 जिल्द नं 25 के पृष्ठ नं 152.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द न 22 के पृष्ठ संख्या 13 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दर्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 22-09-2022

उपसंयुक्त पंजीयन अधिकारी, कलकत्ता

Handwritten signature and stamp of the Sub-Registrar, Kolkata.

To represent, appear personally or cause appearance through its agent/authorized officers /representatives/pleaders and defend, contest or file reply or proffer objections or Appeal or Revision, review, 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 Execlunt 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, undertakings, 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.

11.

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 Execlunt 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, communications, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceedings 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 Execlunt 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.

12.

To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Execlunt 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.

13.

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 thereto 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, Effluents and to deposit all charges, fees, undertakings, affidavits, declarations etc., as may be required to procure the said approval and clearance of the Central/State Pollution Control Board.

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

17. To sign and submit any applications or documents or do correspondence for and on behalf of Executant with H.S.V.P. 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 D.T.C.R., Assistant Director Urban Estate, H.S.V.P., Department of Urban Development or any Government Authority, Department Statutory body or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.

20. To exchange with the Government/H.S.V.P. 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 set 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.

[Signature]



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.
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.
25. This special power of attorney is irrevocable and shall be valid until the project as stated in the Said Agreement, completed in all respect and on receipt of completion certificate as per Act/Rules.

Schedule - "A"
[Details of the Licensed Land]

Village Bhagwanpur, Tehsil Kalika and District Panchkula

Land and Village	Khasra No.	Area	Share	Area
Bhagwanpur	1/144	11-11-0	Full	11-11-0
		4-7-0	Full	4-7-0
		11-2-0	Full	11-2-0
		4-14-0	Full	4-14-0
		0-11-0	Full	0-11-0
		20-14-0		20-14-0
			Say	4.31 Acs

[Signature]



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)



Witnesses:


BALRAJ SINGH
Advocate
KALKA (Panchkula)



GHUPINDER GAUTAM
ADVOCATE
KALKA, PANCHKULA



2. 
Kanch 12 Jai (Kang)
11a Damdama 24.10.14



Certificate No. PAW2021181

GRN No. 82512428



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Gavel builders And constructions Pvt Ltd

H.No/Floor: 1e

Sector/Ward: Na

LandMark: Jhandewalanextn naaz cinema complex

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****65



Buyer / Second Party Detail

Name: Dlf Homes Panchkula pvt ltd

H.No/Floor: 101

Sector/Ward: Dlfgt

LandMark: Dlfcity

City/Village: Gurgaon

District: Gurgaon

State: Haryana

Phone: 98*****65

Purpose: SPA

90
1

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 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 New Delhi - 110030 acting through its authorized signatory Mr. Lok Pal 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 13 Bigha 36 Biswa equivalent to 3.089 acres, situated in the revenue estate of Bhagwanpur, Pinjore Tehsil Kalka and District Panchkula Haryana 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 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.

[Handwritten Signature]

प्रलेख नं:90

दिनांक:29-09-2021

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	कालका
गांव/शहर	भगवानपुर

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : paw2021181	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:82518114 पेस्टिंग शुल्क 3 रुपये
Drafted By: भूपिन्द्र गौतम	Service Charge:200


यह प्रलेख आज दिनांक 29-09-2021 दिन बुधवार समय 2:02:00 PM बजे श्री/श्रीमती /कुमारी
Gavel Builders and Construction Pvt Ltdthru बजरिया लोक पाल सिंहOTHER निवास New Delhi द्वारा पंजीकरण हेतु
प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
Gavel Builders and Construction Pvt Ltd


उप/संबंधित पंजीयन अधिकारी (कालका)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms DLF homes Panchkula Pvt Ltd thru बजरिया मनप्रीत वाहीOTHER हाजिर हैं।
प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीवेद प्रकाश नम्बरदार पिता --- निवासी
भगवानपुर व श्री/श्रीमती /कुमारी शिव चरण पिता नाथु राम
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/संबंधित पंजीयन अधिकारी (कालका)

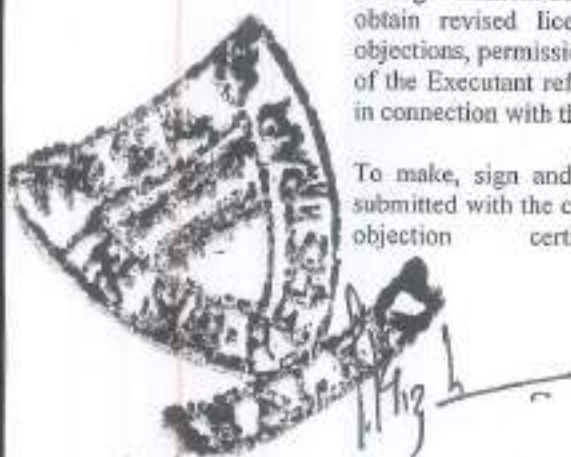


AND WHEREAS in terms of the Said Agreements, the Executant is required to provide an irrevocable special power of attorney to the Developer authorizing it to apply and procure all licenses, sanctions, approvals, no objections, permissions etc., for the development of the Said Land.

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: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, 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.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development 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.
3. 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.
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/no objection certificates/approvals etc., and to receive renewed



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

6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the 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.
10. 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.
11. 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.

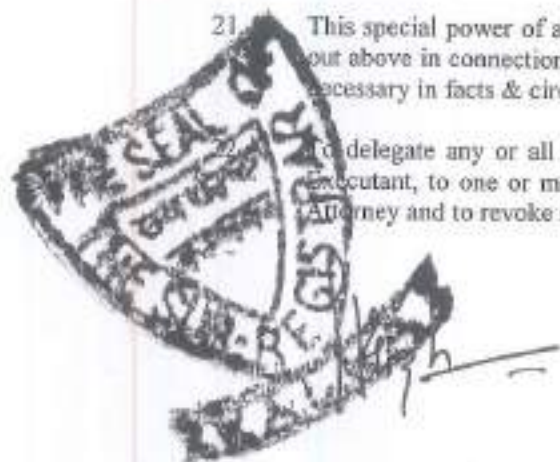
To defend, contest, respond/ reply/ correspond or file Appeal(s), Revision(s), Review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said 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, Tribunal & Forum and/or all statutory authorities appointed under any Act or law and to verify, petition, written statements/rejoinders, counterclaims, complaints, appeals, reviews,



[Handwritten signature]
 12/12/2017

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.
 16. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
 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.
 20. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
 21. This special power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under the Said Agreements which are necessary 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 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.
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.
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	Rectangle No.	Area			Share	Area		
		B	B	B		B	B	B
Bhagwanpur	325/258/2/6	5	17	0	full	5	17	0
	229/2 Min	10	17	0	full	8	19	0
Total						13	36	0

Say 3.083 acs


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.

(Authorised Signatory)

Witnesses:

1. 
VED PARKASH
NUMBERDAR
Bhagwanpur, Teh. Kalka
Distt. Panchkula

2. 
Swichang
R No 44 Pan
Don Pan



Reg. No.

Reg. Year

Book No.

90

2021-2022

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- श्री बजरिया लोक पाल सिंह OTHER Gavel Builders and Construction Pvt Ltd

प्राधिकृत :- श्री बजरिया मनप्रीत बाही OTHER Ms DLF homes Panchkula Pvt Ltd

गवाह 1 :- वेद प्रकाश नम्बरदार

गवाह 2 :- शिव चरण

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 90 आज दिनांक 29-09-2021 को बही नं 4 जिल्द नं 24 के पृष्ठ नं 94.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 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 हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 29-09-2021

उप/संयुक्त पंजीयन अधिकारी (कालका)



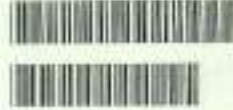


Indian-Non Judicial Stamp Haryana Government



1/5
Date : 23/09/2021

Certificate No. PAW/2021/77
GRN No. 82512520



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Kenya builders And constructions Pvt ltd
H.No/Floor: 1e Sector/Ward: Na LandMark: Jhandewalanextn naaz cinema complex
City/Village: New delhi District: New delhi State: Delhi
Phone: 98*****65



Buyer / Second Party Detail

Name: Dlf Homes Panchkula pvt ltd
H.No/Floor: 101 Sector/Ward: Dlfgt LandMark: Dlfcity
City/Village: Gurgaon District: Gurgaon State: Haryana
Phone: 98*****65

Purpose: SPA

87
1

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 Pal 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 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 संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	कालका
गांव/शहर	भगवानपुर
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : paw2021/77	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:82518202
	पेस्टिंग शुल्क 3 रुपये
Deafled By: भूपिन्द्र गौतम	Service Charge:200

यह प्रलेख आज दिनांक 29-09-2021 दिन बुधवार समय 1:59:00 PM बजे श्री/श्रीमती /कुमारी

Ms Keyna Builders and Construction Pvt LTdthru बजरिया लोक पाल सिंह OTHER निवास New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (कालका)

हस्ताक्षर/पंजीयन अधिकारी

Ms Keyna Builders and Construction Pvt LTd

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms DLF Homes Panchkula Pvt LTd thru बजरिया मनप्रीत वाही OTHER हाजिर है।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी वेद प्रकाश नम्बरदार पिता --- निवासी

भगवानपुर व श्री/श्रीमती /कुमारी शिव चरण पिता नाथु राम

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/संयुक्त पंजीयन अधिकारी (कालका)

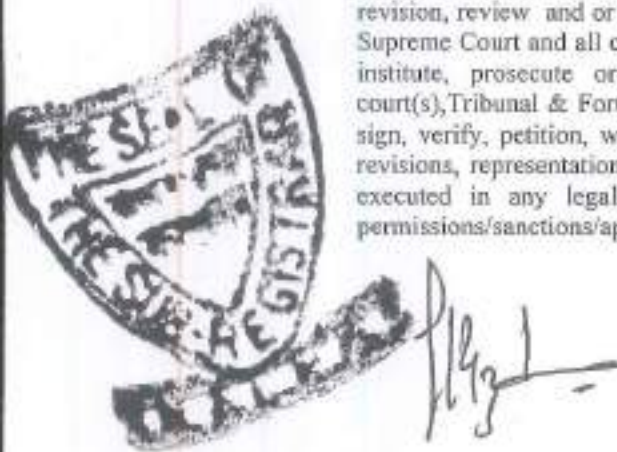


AND WHEREAS in pursuance thereof, the Executant doth hereby execute this irrevocable special power of attorney and appoint, nominate and constitute DLF Homes Panchkula Private Limited through its authorized signatories namely Ms Neelu Goel, Mr Rohit Sharma, Ms Akanksha Moudgil, Mr Karan Trehan and Mr 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: -

1. To enter upon and survey the Said Land, prepare lay out plans, zoning/demarcation plans and building plans, drawings etc. and to do or cause to be done all such acts, 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.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("DTCP") or Haryana Shehri Vikas Pradhikaran ("HSVP"), Department of Urban Development 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.
3. 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.
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.



6. To make, sign, submit applications with the authorities/ departments/ officials/ for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the No Objection/ permission for transfer of license and the said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/ associate / group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the 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.
10. 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.
11. 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.
12. 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.
16. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
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.
20. To exchange with the Government / HSVP or any of its agencies or any private land owners, any part of the Said Land with an equal area of Land.
21. This special power of attorney also empowers the developer or its agents to do any of the act left out above in connection executing the development covered under 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.
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.
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	Rectangle No.	Area			Share	Area		
		B	B	B		B	B	B
Bhagwanpur	257 Min	60	10	0	full	56	15	0
Total						56	15	0

Say 11.823 acs

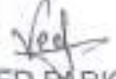
In Witness Whereof the Executant had signed this Special Power of Attorney on the day, month and year hereinabove written.


EXECUTANT

M/s Keyna Builders & Constructions Pvt. Ltd.


(Authorised Signatory)

Witnesses:

1. 
VED PARKASH
NUMBERDAR
Bhagwanpur, Teh. Kalka
Distt. Panchkula

2. 
Puri Chandra Prasad
R. N. 14/4, Kan
Dang Dang





पेशकर्ता



प्राधिकृत



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru बजरिया लोक पाल सिंह OTHER Ms Keyna Builders and Construction Pvt Ltd

प्राधिकृत :- thru बजरिया मनप्रीत सिंह OTHER Ms DLF Homes Panchkula Pvt Ltd

गवाह 1 :- वेद प्रकाश नम्बरदार

गवाह 2 :- शिव चरण

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 87 आज दिनांक 29-09-2021 को बही नं 4 जिल्द नं 24 के पृष्ठ नं 93.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 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 हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 29-09-2021

उप/सयुक्त पंजीयन अधिकारी (कालका)

