

General Power of Attorney



Indian-Non Judicial Stamp Haryana Government



Date : 25/07/2019

Certificate No. G0Y2019G639



GRN No. 54765620



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Karma Lakelands Private limited

H.No/Floor : 5

Sector/Ward : -

LandMark : Green avenue vasant kunj

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****21



Buyer / Second Party Detail

Name : Sobha Limited

H.No/Floor : 136p/5

Sector/Ward : 44

LandMark : Rider house

City/Village : Gurugram

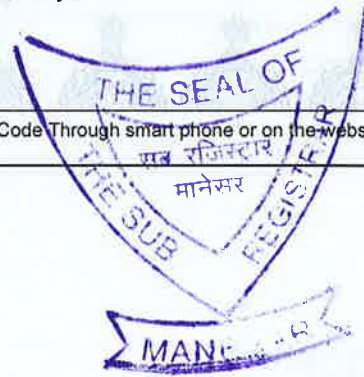
District : Gurugram

State : Haryana

Phone : 84*****97

Purpose : Stamp Duty for Execution of General Power Of Attorney

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



Shivani

Shivani

दिनांक: 29-07-2019

प्रलेख न: 23


डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील Manesar
गांव/शहर नौरांगपुर

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : G0Y2019G639
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan: 54935365
पेस्टिंग शुल्क 3 रुपये
Service Charge: 200
Drafted By: C.P. BATHEJA

यह प्रलेख आज दिनांक 29-07-2019 दिन सोमवार समय 3:14:00 PM बजे श्री/श्रीमती /कुमारी KARMA LAKELANDS PVT LTD thru ASHWANI KHURANA OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
KARMA LAKELANDS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)
Joint Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SOBHA LIMITED thru JAGADISH NANGINENI OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी C.P. BATHEJA पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता DAYA NAND निवासी ROHTAK ने की।
साक्षी नं: 1 को हम नम्बरदार / 3 धिवकी के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।



दिनांक 29-07-2019

उप/संयुक्त पंजीयन अधिकारी (Manesar)
Joint Sub Registrar
Manesar (Gurgaon)

GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is executed on this 25 day of July, 2019 at Gurugram by:

Karma Lakelands Private Limited (CIN: U74899DL1986PTC025670), a company incorporated under the Companies Act, 1956 and having its registered office at 5, Green Avenue, Vasant Kunj, New Delhi – 110070 (hereinafter referred to as "**Land Owner**" or "**Executant**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, and permitted assigns) acting through its Director, Mr. Ashwani Khurana, duly authorized *vide* its board resolution dated 19.07.2019.

IN FAVOUR OF

Sobha Limited (CIN: L45201KA1995PLC018475), a limited company incorporated under the provisions of the Companies Act, 2013, having its registered office at Sarjapur-Marathahalli Outer Ring Road, Devarabisnahalli, Bellandur Post, Bangalore –560103 and regional office at 5th floor, Rider House, Plot No 136-P, Sector 44, Gurgaon-122003 (hereinafter referred to as the "**Developer**" or "**Attorney**"), (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) through its authorised signatory, Mr. Jagadish Nangineni, duly authorized *vide* its resolution dated 16.09.2015.

(Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the Development Agreement (*defined hereinafter*)).

WHEREAS:

- A. The Land Owner is the absolute owner of a contiguous land parcel ad-measuring 31.28125 acres situated at Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana ("**Project Lands**"). The Project Lands are more particularly described in **Schedule-I** hereto and demarcated in Blue colour in map attached herein as **Schedule-II**;
- B. The Land Owner acquired the Project Lands in pursuance to a scheme of amalgamation in High Court of Delhi in the Company Petition No. 114 of 2005 wherein the companies M/s Aashna Farms Pvt. Ltd., M/s Aryadev Farms Pvt. Ltd., M/s Fidelity Farms Pvt. Ltd., M/s Khurana Properties Pvt. Ltd., M/s Spiritual Farms Pvt. Ltd., M/s Peace Farms Pvt. Ltd., M/s Clarity Farms Pvt. Ltd. M/s Serenity Farms Pvt. Ltd., M/s Adworld India (P) Ltd. and M/s Dior Import & Export (P) Ltd. were amalgamated with the company of the Land Owner. The Land Owner is vested with absolute ownership and clear and marketable title to the Project Lands, free from any Encumbrance (as defined herein) with absolute and complete possessory rights and entitlements. The Land Owner is recorded as the owner and in possession of the Project Lands in all governmental records including the Record of Rights. The description of title and the current mutations in the Record of Rights vesting the Project Lands in favour of Land Owner are detailed in **Schedule-I** hereto;



Reg. No.

Reg. Year

Book No.

23

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ASHWANI KHURANA OTHER KARMA LAKELANDS PVT LTD

प्राधिकृत :- thru JAGADISH NANGINENI OTHER SOBHA LIMITED

गवाह 1 :- C.P. BATHEJA

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23 आज दिनांक 29-07-2019 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 82.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 19 के पृष्ठ संख्या 19 से 21 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा येरे सामने किये हैं।



दिनांक 29-07-2019

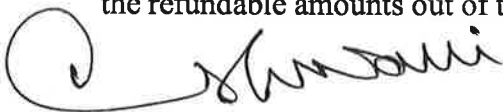
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Joint Sub Registrar
Manesar (Gurgaon)

- C. The Land Owner/ Executant has entered into a Development Agreement dated 25.07.2019 (hereinafter referred to as the "**Development Agreement**") in favour of the Developer, in terms of which the Executant has granted the entire development rights over Project Lands to the Developer to develop a residential colony on the Project Lands under the NILP Scheme as per the terms and conditions provided in the Development Agreement (the "**Project**");
- D. Further, under the terms of the Development Agreement, the Executant has, in consideration of the obligations of the Developer, undertaken to execute in favour of the Developer, an irrevocable general power of attorney, for the purpose of authorizing and giving the Developer the power and authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Development Agreement;

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH

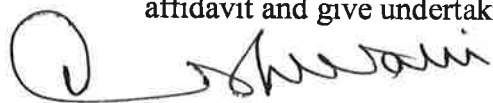
That the Executant above named, does hereby, irrevocably nominate, constitute and appoint Sobha Ltd. i.e. the Developer through their authorised officers from time to time and its Partners / authorized signatory (as authorized by the Developer) to be the true and lawfully constituted attorney of the Executant and in its name and/ or on its behalf to do, , all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. to enter upon the Project Lands for the purposes of carrying out the development of the Project;
2. to remain in control and be responsible for the construction and development on the Project Lands or any part thereof until the completion of the construction and development of the Project;
3. to manage the Project Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Project Lands with any concerned authority, to deal with such authorities and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Project Lands and to take appropriate steps in accordance with law, to abate all nuisance;
4. to carry out the Project on the Project Lands with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
5. to pay all deposits/securities, EDC/IDC etc. to concerned authorities, etc. for the development of the Project, if need be under the Development Agreement and to receive the refundable amounts out of the said amounts from the said authorities;






6. to carry on correspondence and execute deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;
7. to appear on its own behalf and on behalf of the Executant, before any Government Authority including (and not limited to) Director General Town and Country Planning, Haryana Urban Development Authority, Gurugram Metropolitan Development Authority, Ministry of Environment, Forest and Climate Change, State Expert Appraisal Committee, State Environment Impact Assessment Authority, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Dakshin Haryana Bijli Vitran Nigam, Haryana Vidyut Prasaran Nigam Limited, Real Estate Regulatory Authority, Survey of India, Municipal Corporation of Gurgaon, Fire Department, Airport Authority of India, Building & Other Construction Workers Department and labour, Central Ground water Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, from time to time, for any license, permission, Approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Development Agreement as required under applicable laws in relation to the Project/ Project Lands and for the purposes incidental thereto;
8. to apply for and obtain all such licenses, Approvals (including environmental approvals and fire clearances), permissions, consents, sanctions etc. as may be required, in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Project Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;
9. to make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building on the Project Lands by utilizing the Project Land- FSI as may be permitted in respect of the Project Lands;
10. to promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, of the Project in conformity with the applicable law and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the Executant before all concerned authorities in this regard;
11. to make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component, as may be permitted under applicable law (and for that purpose to make any affidavit and give undertakings;





12. to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, consultants, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to pay the wages, remuneration fees etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate with them from time to time and to give them instructions in consultation with owners as required , from time to time;
13. to apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project; to exercise full, free, uninterrupted, exclusive sales and marketing rights (as more particularly defined in the Development Agreement) in respect of the Saleable Area in the Project; to negotiate market, sell and/ or to enter into and register agreements for sale, transfer, conveyance of the built up areas forming part of the Saleable Area in the Project and/or any additional area to be constructed and developed as a part of the Project in accordance with the Development Agreement, and on such terms and conditions, as may be agreed by and between the Attorney and such other person;
14. to exercise rights for allotment, sale / lease, license or any other manner of transfer or creation of third-party rights in the entire Saleable Area in the Project and / or on the Project Land, and enter into and register agreements with such transferees and on such marketing, leasing, licensing or sale, to receive the full and complete proceeds in its own name and give receipts and hand over ownership, possession, actual or constructive, use or occupation of the entire Saleable Area in the Project along with proportionate undivided interest in the land underneath i.e. the proportionate undivided interest in the Project Lands, in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the Project;
15. to cause mutation/recording with the governmental authorities, whenever necessary, of the sales/transfer of the Saleable Area and to make such statements effected in the revenue records;
16. to execute all necessary, legal and statutory writings, agreements, deeds, documents including without limitation, letter of allotments, agreement for sale, sale deeds/ conveyance deed, deed of apartment, agreement to lease, leave & licence agreement, tenancy or any other agreement in relation to the entire Saleable Area in the Project along with proportionate undivided interest in the land underneath i.e. the proportionate undivided interest in the Project Lands;
17. to permit home loans/housing finance to the Saleable Area Allottees in the Project and to do all such acts, deeds and things, as may be necessary, incidental or ancillary including signing of documents, affidavits, NOCs etc as may be a requirement of the customers/buyers/ banks and/or financial institutions for grant of such loans;
18. to issue advertisements and printed material in name of the Developer and/ or Land Owner regarding the Saleable Area constructed/to be constructed under the Project, in accordance with the Development Agreement, for sale of the Saleable Area in the Project and the Project Lands, announcing the development of the Project and inviting prospective





purchasers to book the Saleable Area or any part thereof and to engage broker/dealers, agents etc. for advertising, booking/sale of the Saleable Area constructed and/or proposed to be constructed in the Project, as per applicable law;

19. to protect the Project Lands in such manner and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all authorities for maintaining law and order;
20. to sign and execute in the name of the Executant and on behalf of the Executant, agreements for the lease, transfer or conveyance, of the Saleable Area in the Project on the Project Lands, with proportionate undivided share in the entire Project Land or any part thereof and also to sign and execute such other documents and assurances as may be necessary for effectually transferring and vesting the Saleable Area sold/transferred in the Project in favour of the Saleable Area Allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances and to do all acts, deeds, matters and things including executing and filing of declaration/deeds and applications for the due registration of such documents as may be required under the Indian Registration Act, 1908 and other laws for the time being in force;
21. to maintain the Project and do all such acts, deeds and things as may be required for maintenance of the Project, including to appoint agencies / third parties for maintenance, collecting and utilising the maintenance charges and deposits from the allottees / purchasers of the apartments, as per applicable law;
22. to appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the applicable law relating to the registration, to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed and delivered to and on behalf or in favour of the Executant in relation to the development of the Project on the Project Lands or any part thereof and to take all effective steps under the Indian Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the said Act including before Inspector General of Registration under the said Act as the said Attorneys may desire or deem fit;
23. to undertake and execute all acts, deeds and things that may be required under or in relation to the Real Estate (Regulation and Development) Act, 2016 and all rules, notifications and directions under or in relation to the same. To appear before the Haryana Real Estate Regulatory Authority, its appellate authority and all courts and tribunals having related jurisdiction, and defend, settle, compromise or abandon any legal proceeding and other matters concerning the Project or any part thereof;
24. to institute, conduct, defend, settle, compromise or abandon any legal proceeding and other matters concerning (excluding such matters and disputes between the Developer and Executant), the development of the Project on the Project Lands and to appear and act in all courts, original or appellate, and other Government and private offices (including the Haryana Real Estate Regulatory Authority) and to sign, verify and present pleadings, complaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall





be deemed to be necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the said Attorney shall think expedient and proper to do so;

25. generally to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the Saleable Area in the Project on the Project Lands and to exercise all rights vesting in the Developer under the Development Agreement;
26. The Developer shall be entitled to undertake / implement any of its authorisation provided herein through any authorised representative;
27. This General power of Attorney has been executed by the Land Owner for consideration as recorded in the Development Agreement and is irrevocable and shall be co-existent and coterminous with the Development Agreement;

AND the Executant hereby agrees and undertakes to ratify and confirm all and whatsoever our said attorney, the Developer, shall do or cause to be done for the purposes mentioned above under and by virtue of this these presents.

AND the Executant hereby declares that this instrument shall be equally binding on the representatives, successors, executors, of the Developer.

{Signature Page Follows}

A handwritten signature in black ink, appearing to be 'Shurain', written in a cursive style.



IN WITNESS WHEREOF the Executant has executed this General Power of Attorney on the day, month and year set forth below its signature.

Executant:



SIGNED AND DELIVERED by Mr Ashwani)
Khurana, the authorised signatory of Karma)
Lakelands Private Limited (authorised vide)
board resolution dated 19.07.2019))

Attorney:

Through Jagadish Nanginani, (authorised
vide board resolution dated 16.09.2015)

Witnesses: 

1. C. P. Bhatnagar Adv


2. Sandeep S/o Daya Ram
R/o Rohate

Accepted by the Developer





SCHEDULE – I

DESCRIPTION OF PROJECT LANDS AND CURRENT MUTATIONS IN RECORD OF RIGHTS

Description of the Project Lands:

Lands admeasuring 31.28125 Acres (approximately) situated in the revenue estate of Village Naurangpur, Tehsil Manesar, Hadbast No. 157, Gurugram, Haryana comprised in the revenue numbers stated in the table below:

Rectangle No.	Killa No.	Area	
		Kanal	Marla
12	11/2	3	19
	20/1	4	4
	21	7	12
Sub-Total		15	15
12	19	8	0
	22	8	0
	23	8	0
	24/1	5	0
Sub-Total		29	0
22	3/2	4	0
	7/2	4	0
	14/2	2	6
	15/1	3	4
Sub-Total		13	10
12	3	8	0
Sub-Total		8	0
22	8/4	1	4
Sub-Total		1	4
22	4/1	2	0
Sub-Total		2	0
22	2/2	5	2
	8/3	2	16
Sub-Total		7	18
9	24/1	1	4
Sub-Total		1	4
9	13/1	1	16
	14/1	5	1
	19/1	0	9
Sub-Total		7	6
9	19/3	6	8
Sub-Total		6	8
12	10/2	7	0





Rectangle No.	Killa No.	Area	
		Kanal	Marla
Sub-Total		7	0
12	4/1	3	12
Sub-Total		3	12
9	23/2	5	7
	24/2	2	8
Sub-Total		7	15
9	17/3	2	12
	18/2	5	16
	23/1	2	13
Sub-Total		11	1
9	21/1	4	0
Sub-Total		4	0
12	1/3	5	10
	2	8	0
	9	8	0
	12	7	11
Sub-Total		29	1
12	13/2	6	19
Sub-Total		6	19
12	7/2	3	12
Sub-Total		3	12
12	8	8	0
	10/1	0	12
	13/1	0	13
	14/1	0	6
	18	8	0
Sub-Total		17	11
12	14/2	3	6
	17/2	3	12
Sub-Total		6	18
12	1/1	0	17
Sub-Total		0	17
9	10/2	7	10
	11	3	10
	19/4	0	14
	20	7	12
	21/2	3	12
	22	8	0
Sub-Total		30	18
9	8/2	2	15
	12	8	19
	13/2	6	12

(Signature)



Rectangle No.	Killa No.	Area	
		Kanal	Marla
	17/2	1	0
	18/1	2	4
	19/2	0	9
Sub-Total		21	19
22	3/1/2	2	8
Sub-Total		2	8
22	3/1/1	1	12
Sub-Total		1	12
22	8/2	2	17
Sub-Total		2	17
GRAND TOTAL 250 Kanal 5 Marla i.e. 31.28125 Acres			

The manner in which Land Owner acquired title and ownership and mutations in the Jamabandi recording Land Owner as the owner of the Project Lands:

Rectangle No.	Khasra No.	Area		Manner / Sale Deeds under which Vendor acquired ownership	Mutations recording Vendor as the owner
		Kanal	Marla		
12	11/2	3	19	The lands vested with the Land Owner i.e. Karma Lakelands Private Limited by and under Order by the High Court of Delhi in Case No. 114 dated 31 st August 2005 as a result of a scheme of amalgamation.	Mutation No. 4713 entered in the Jamabandi (Record of Rights) on 4 th January, 2019
	20/1	4	4		
	21	7	12		
	19	8	0		
	22	8	0		
	23	8	0		
	24/1	5	0		
22	3/2	4	0		
	7/2	4	0		
	14/2	2	6		
	15/1	3	4		
12	3	8	0		
22	8/4	1	4		
	4/1	2	0		
	2/2	5	2		
	8/3	2	16		
9	24/1	1	4		
	13/1	1	16		
	14/1	5	1		
	19/1	0	9		
	19/3	6	8		
12	4/1	3	12		
9	23/2	5	7		

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Recta ngle No.	Khas ra No.	Area		Manner / Sale Deeds under which Vendor acquired ownership	Mutations recording Vendor as the owner
		Kanal	Marla		
	24/2	2	8		
	17/3	2	12		
	18/2	5	16		
	23/1	2	13		
	21/1	4	0		
12	1/3	5	10		
	2	8	0		
	9	8	0		
	12	7	11		
	13/2	6	19		
	7/2	3	12		
	8	8	0		
	10/1	0	12		
	13/1	0	13		
	14/1	0	6		
	18	8	0		
	14/2	3	6		
	17/2	3	12		
	1/1	0	17		
9	10/2	7	10		
	11	3	10		
	19/4	0	14		
	20	7	12		
	21/2	3	12		
	22	8	0		
	8/2	2	15		
	12	8	19		
	13/2	6	12		
	17/2	1	0		
	18/1	2	4		
	19/2	0	9		
22	3/1/2	2	8		
	3/1/1	1	12		
	8/2	2	17		
12	10/2	7	0	The lands vested with the Land Owner i.e. Karma Lakelands Private Limited by and under Order by the High Court of Delhi in Case No. 261 dated 3 rd October 2012 as a result of a scheme of De-Merger.	Mutation No. 4714 entered in the Jamabandi (Record of Rights) on 4 th January, 2019

Q. Shrivani



DEMARCATIION OF PROJECT LANDS

