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Non Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 10/06/2023
Certificate No. G0J2023F999		Stamp Duty Paid : ₹ 1000 <small>(Rs. Thousand Only)</small>
GRN No. 103724196		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<b><u>Seller / First Party Detail</u></b>		
Name: Pyramid and lid realtors llp		
H.No/Floor : Na	Sector/Ward : Na	LandMark : Na
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone: 94*****25		
<b><u>Buyer / Second Party Detail</u></b>		
Name : Silverglads homes llp		
H.No/Floor : Na	Sector/Ward : Na	LandMark : Na
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 94*****25		
Purpose : Power of attorney	 	

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

**THIS STAMP PAPER FORMS INTEGRAL  
PART OF THE POWER OF ATTORNEY  
EXECUTED BY PYRAMID AND LID  
REALTORS LLP IN FAVOR OF  
SILVERGLADES HOMES LLP.**

PYRAMID & LID REALTORS LLP

  
Designated Partner

For Silverglades Homes LLP

  
Designated Partner

प्रलेख न:363

दिनांक:12-06-2023

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	वजीराबाद
गांव/शहर	बहरामपुर
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0J2023F999	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:103742454 पेस्टिंग शुल्क 3 रुपये
Drafted By: ANUJ GUPTA ADV	Service Charge:200

यह प्रलेख आज दिनांक 12-06-2023 दिन सोमवार समय 3:20:00 PM बजे श्री/श्रीमती /कुमारी  
PYRAMID AND LID REALTORS LLP thru ANKUR JAIN OTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

हस्ताक्षर प्रस्तुतकर्ता  
PYRAMID AND LID REALTORS LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SILVERGLADES HOMES LLP thru HARSH KUMAR GUPTA OTHER हाजिर है  
। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी ANIL KUMAR YADAV पिता . निवासी  
GGM व श्री/श्रीमती /कुमारी ASHWANI KUMAR पिता .  
निवासी GGM 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 ( वजीराबाद )

## IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY ("GPA") is executed on this 12<sup>th</sup> day of June, 2023

BY:

**PYRAMID AND LID REALTORS LLP** (formerly known as SCJS Buildwell LLP), a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Khasra No 354, 11<sup>th</sup> Floor, 100 Foot Road, Ghitorni, New Delhi-110030, acting through its partner Ankur Jain duly authorized vide Partners Resolution Dated 28.04.2023 (hereinafter referred to as the "**Land Owner**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns)

### IN FAVOUR OF

**SILVERGLADES HOMES LLP** a limited liability partnership firm incorporated under the LLP Act, 2008 having its registered office at 506, 5<sup>th</sup> Floor, Time Square Building, B-Block, Sushant Lok – I, Gurugram, Haryana - 122002, acting through its partner Harsh Kumar Gupta duly authorized vide Partners Resolution Dates 28.04.2023 (hereinafter referred to as "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns).

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the Joint Development Agreement dated 12.06.23 amongst the Land Owner and Developer ("**JDA**").

### WHEREAS:

1. The Land Owner is the absolute and legal owner and in actual, vacant, peaceful and physical possession of land admeasuring approx. 10.4625 acres situated in Village Behrampur, Distt. Gurgaon also known as Sector – 63A Distt. Gurugram, Haryana ("**Project Land**")
2. In terms of the JDA, the Land Owner has granted the Development Rights (*as defined in the JDA*) over the Project Land in favour of the Developer for construction, development, marketing, sale, etc. of the Project (*as defined in the JDA*).
3. The Land Owner recognizes that the Developer is investing substantial amount of money for the development of the Project Land as contemplated under the JDA and requires enabling powers to perform its functions and fulfill its obligations under the JDA.
4. Land Owner is desirous of executing this GPA in favour of the Developer, and thereafter, the Developer shall be authorized to appoint any other person as it may appoint from time to time without consulting the Land Owner, in consideration of the obligations undertaken by the Developer under the JDA and the rights granted by the Land Owner thereunder authorizing the Developer to deal with the Project Land and exercise all rights in respect thereof in accordance with and to act upon the referred JDA.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT**, the Owner, do hereby irrevocably nominate, constitute and appoint the Developer or any person authorized by the Developer from time to time, to be the true and lawful attorney in our name and on our behalf to do, 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, matters or things in relation to the Project Land namely:

1. To enter upon the Project Land, take possession of the Project Land, survey the same, prepare

PYRAMID & LID REALTORS LLP



Designated Partner

For Silverglades Homes LLP



Designated Partner



Reg. No.

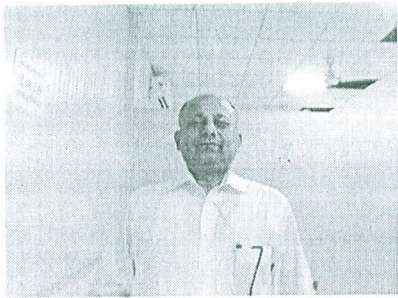
Reg. Year

Book No.

363

2023-2024

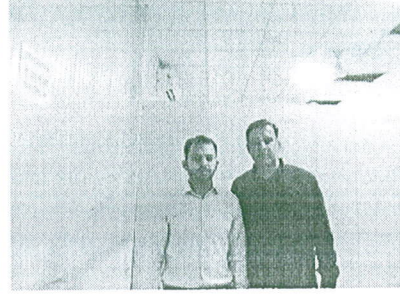
4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ANKUR JAINOTHER PYRAMID AND LID REALTORS

LLP 

प्राधिकृत :- thru HARSH KUMAR GUPTAOTHERSILVERGLADES HOMES

LLP 

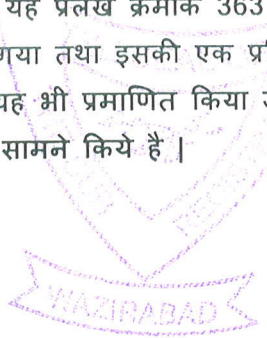
गवाह 1 :- ANIL KUMAR YADAV 

गवाह 2 :- ASHWANI KUMAR 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 363 आज दिनांक 12-06-2023 को बही नं 4 जिल्द नं 7 के पृष्ठ नं 101.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 194 के पृष्ठ संख्या 3 से 7 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-06-2023



उप/संयुक्त पंजीयन अधिकारी( वजीराबाद )



layout and plans, drawings etc. and to sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of approvals, sanctions, consents, building plans, and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Project and the Project Land or any part thereof, to obtain sanctions and approvals of modifications to the sanctioned plans, building plans, zoning plans, occupation certificates, completion certificates if permitted under applicable law(s) for the Project or any part thereof, as required under applicable laws, rules, regulations, orders, notifications from time to time;

2. To do all such acts, deeds and things as may be required to landscape or carry out, or cause to be done, all technical and engineering activities for the purposes of the construction and development on the Project Land and the construction/erection of buildings thereon;
3. By itself or through third party contractors, to dig, build, erect, develop, launch, market, sell, construct and complete the buildings and structures for commercial purposes on the Project Land, as allowed and/or may be allowed under applicable laws and to submit all undertakings, agreements, affidavits, declarations, applications, instruments, letters, bonds, on behalf of the Developer, as required from time to time in connection therewith;
4. To do all necessary acts, deeds and things towards construction, and development of the Project, the completion of the development of the Project including, without limitation, appointing architects, engineers, workmen, contractors, agents, consultants, advisers and other personnel, obtaining necessary approvals including, without limitation, approvals for the modification of the sanctioned plan, the commencement certificate, clearances, permissions, approvals, consents and no-objection certificates for the Project, wherever applicable;
5. To do all necessary acts, deeds and things towards obtaining required approvals and permissions from Directorate, Town and Country Planning, Haryana ("DTCP"), RERA Authority, and /or any other competent department for and on behalf of the Land Owner, as applicable;
6. To prepare, consolidate, sign, furnish and file all relevant data(s), applications, undertakings, affidavits, bonds, applications, deeds and documents, in the prescribed format for grant of all approvals, permissions, clearances, sanctions, consents, and registrations from the concerned authorities for development on the Project Land;
7. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant government wherein applications, deeds, documents, letters, undertakings, declarations and instruments or any other document as may be required to be filed in connection with the JDA in relation to the Project Land;
8. To appear and act either personally or through its authorized officers, agents and/or lawyers before any governmental authority, all statutory and competent authorities, courts, tribunals, commissions, officers of the government/semi government/local bodies and/or any other statutory bodies for and in connection with the above purposes and as an attorney of the Land Owner with respect to the Project Land;
9. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Project Land;
10. To apply for and obtain any renewals of license, approvals, sanctions, consents and registrations and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned local authority, including without limitation, jal board, electricity board, pollution control board and other statutory

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Designated Partner

For Silverglades Homes LLP



Designated Partner



authorities under applicable laws;

11. To develop the Project Land on such terms and conditions as detailed in the JDA including addendums thereto, and as per approved building plans for the Project and to take necessary steps in this regard to encumber, exploit, mortgage of the Project including mortgage of the Project Land in favour of banks/financial institutions/non-banking financial companies or any other person/ company for any purposes including securing its rights under the JDA, charge, lease, license, sell or otherwise deal with the buildings/units thereon in any manner as it may deem fit in its absolute discretion in order to give effect to the provisions of the JDA;
12. To raise loans and/or other financial assistance by mortgaging/offering the Project Land as security along with Developers Area Share only, to such banks/financial institutions/non-banking financial companies/ any person for the purpose and in the manner detailed in the JDA and register the mortgage deed or any other deed or document for creation of any charge or mortgage or encumbrances on the Project Land with concerned governmental/ semi-governmental authority or any department thereof;
13. At the cost of Land Owner, to rectify any defect in the title of Land Owner in the Project Land, after expiration of 60 days rectification period granted to Land Owner, by making such lawful compromises and/or payments as may be necessary to any claimant of right or interest in the Project Land or through execution and registration of the deeds and documents that may be required by the Developer;
14. To advertise, launch, market the built up units, put sign boards, hoardings on the exterior of the buildings, sell units/built up space/ other areas in the Project, in such manner as may be deemed fit and proper by the Developer in its sole and exclusive discretion;
15. To execute unit buyers agreements, sale/conveyance deeds, memorandum of understanding, agreements to lease, lease deeds, leave and license agreements, power of attorneys and/or all such relevant agreements/documents, term-sheets with respect to the Project in favour of prospective buyers/lessees for transfer of the buildings/units thereof together with proportionate undivided interest in the Project Land along with all easement rights over the Project Land and other relevant appurtenants and rights and intents and in this regard to also do the following:
  - 14.1 to present and admit execution of the sale, conveyance, lease, assignment deeds and power of attorneys for registration before the sub registrar of assurances and obtain duly registered documents from the office of the sub-registrar of assurances;
  - 14.2 to sign and move applications and other documents for, rectification of existing records of land in the local land records maintained by all concerned authority(ies) including but not limited to revenue, tehsil, Zileadar, Patwari, Assessor & Collector, Department of Town & Country Planning and the like;
  - 14.3 to appear in person to represent before the officers of all concerned local authority(ies), and to give any statement, affidavit, application, undertaking, indemnity bond or any other documents that may be required by the Developer for the purpose of construction and development of the Project Land;
  - 14.4 Collect sale proceeds, advances, lease rentals, license fee, hire charges with respect to the Project and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto;
  - 14.5 Collect fixture charges, maintenance charges and/or any other payments to be received from the customer/occupants of the units in the Project on the Project Land and to give

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a valid and effective discharge in relation to the receipt of the sums received pursuant hereto;

16. To further delegate any or all of the powers as mentioned above for or on behalf of Land Owner, to any of affiliates/associate companies/group companies of the Developer and to revoke such delegation of authority at the discretion of the Developer;
17. To pay prescribed government fee and/or charges for obtaining any sanctions, approvals, consents, permissions, water and/or electricity connections, to the concerned governmental department/authority;
18. To file a suit for declaration pursuant to the provisions of the Specific Relief Act, 1963 in the name of Land Owner and on behalf of Land Owner at the cost and expense of Land Owner and for the purpose engage any lawyer/solicitor, senior counsel, finalize and execute the plaint verifications, interim applications, affidavits, rejoinders, replies and/or file appeals and do all such acts, deeds, matters and things as may be deemed necessary to pursue the suit/legal proceeding and to settle the suit/legal proceeding subject to such terms and conditions as may be thought fit and proper with respect to the Project Land;
19. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of all the powers vested hereinabove, and as may be necessary to be done on behalf of or by Land Owner in relation to the JDA or any other acts, deeds and things that may be required or for implementation of the JDA or the transaction contemplated therein;
20. To do all such other acts and things as may be deemed necessary or expedient for the project and the Project Land.

**AND** we do hereby agree to ratify and confirm all and whatsoever the Developer or any of its authorized representatives shall or may lawfully do or cause to be done in connection with and by virtue of these presents in compliance with this GPA and the JDA.

We hereby agree and confirm that this GPA is granted for consideration, the receipt and sufficiency of which we do hereby acknowledge, and as such shall be irrevocable and to this intent and purpose shall be governed by the provisions of Section 202 of the Indian Contract Act, 1882.

Dated this 12<sup>th</sup> day of June, 2023

*[Signature page follows]*

PYRAMID & LID REALTORS LLP







Designated Partner

for Silverglades Homes LLP



Designated Partner

<p>For and on behalf of the <b>PYRAMID AND LID REALTORS LLP</b></p> <p>PYRAMID &amp; LID REALTORS LLP</p> <p>Authorized Signatory  Designated Partner</p>	<p>For and on behalf of the <b>SILVERGLADES HOMES LLP</b></p> <p>Silverglades Homes LLP</p> <p>Authorized Signatory  Designated Partner</p>
<p>Witness No. 1</p> <p>Sign: </p> <p>Name: <u>ASHWANI KUMAR</u></p> <p>Address: <u>1304, Tower-4,</u>  <u>Ansal valley view Estate,</u>  <u>Gurgaon, Haryana.</u>  <u>7241-4373-9387</u></p>	<p>Witness No. 2</p> <p>Sign: </p> <p>Name: <u>ANIL KUMAR YADAV</u></p> <p>Address: <u>4701 DLF Ph. IV</u>  <u>Distt. GURUGRAM (HR)</u>  <u>7282-7734-0785</u></p>