



1022

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 17/12/2025

Certificate No. G0Q2025L1832

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

GRN No. 144067900



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Acquisitive Infradevelopers Private limited

H.No/Floor : 9th Sector/Ward : 58

LandMark : Ireo grand view tower

City/Village : Bhondsi District : Gurugram

State : Haryana

Phone: 97*****93

**Buyer / Second Party Detail**

Name : Lodha Developers Limited

H.No/Floor : 412/4 Sector/Ward : Na

LandMark : 17g vardhaman chamber cawasji patel

City/Village : Homimancircle District : Mumbai

State : Maharashtra

Phone : 98*****56

Purpose : GPA

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

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 17/12/2025 04:13 PM

GRN No: 144068103

Stamp No. : G0Q2025L1832



Stamp Duty Paid: ₹ 1000.00
Registration Fees: ₹ 100.00

EXECUTANT / First Party Detail

Name: Acquisitive Infradevelopers Private
limited / Stamp No: G0Q2025L1832
| Amount: ₹1,000

Address: 9th Floor, IREO Grand View
Tower, Golf Course Exte

Mobile: ****9708

ATTORNEY / Second Party Detail

Name: Lodha Developers Limited / Stamp
No: G0Q2025L1832 | Amount:
₹1,000

Address: 412, Floor 4, 17G Vardhaman
Chamber Cawasji Patel Road,
Horniman Circle, Fort Mumbai
400001

Mobile: ****0887

Purpose: POWER OF ATTORNEY



Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

प्रलेख क्र.:1022

पंजीकरण दिनांक:17/12/2025 04:13 PM

बसोका मंत्रधी विवरण (Token: GUR_WAZ_CHA_999816094611023)

बसोका का नाम GPA (POWER OF ATTORNEY)

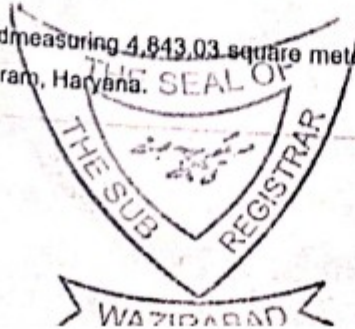
जिला- Gurugram	तहसील/मव-तहसील- Wazirabad	स्थित- Urban within MC Limit	भौगोलिक स्थिति- HSVP Area
नगर निगम - GURUGRAM	गांव/शहर- Chakarpur (04085)	पंचायत - NA	कालोनी - Sector 28
पता : Chakarpur (04085), Wazirabad, Gurugram			भू-भाग का खण्ड : Chakarpur

धन संबंधी विवरण

सेल-टन राशि- 0.00 रुपये	कलेक्टर दर- रुपये	बुन स्टाम्प शुल्क- 1000.00 रुपये
बुन प्राधिकृत- 1	स्टाम्प का मूल्य- 1000.00 रुपये	पंजीकरण फीम- 100.00 रुपये
ई-चामान:144068103	पेस्टिंग शुल्क - 3 रुपये	पुराण प्राधिकृत - 0
महिला प्राधिकृत- 0	शायकर्ता - Citizen	विशेष/ सामान्य अधिकर्ता (अधिकृत व्यक्ति) का नाम - AJAY KAUSHIK
विशेष वैधता करने वाले का नाम- HEMANT		

Land Direction Remark :

All pieces and parcels of land admeasuring 4,843.03 square meter, comprised in Survey no. 305/2, situated at Sector 28,
Urban Estate Gurgaon II, Gurugram, Haryana.



GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is made and executed on this 17th day of December, 2025:

BY

ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED (CIN: U68200HR2023PTC112404) (PAN: AAYCA8551B), a private company duly incorporated under the Companies Act, 2013, and having its registered office at 9th Floor, IREO Grand View Tower, Golf Course Extension Road, Sector 58, Bhondsi, Gurugram – 122102, acting through its authorised signatory Mr. Rajjath Goel, duly authorized *vide* board resolution passed in the board meeting held on November 19, 2025 (hereinafter referred to as "Executant", which expression, shall unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns);

IN FAVOUR OF

LODHA DEVELOPERS LIMITED (CIN: L45200MH1995PLC093041) (PAN: AAACL1490J), (formerly known as *Macrotech Developers Limited*), a listed company duly incorporated under the Companies Act, 1956, and having its registered office at 412, Floor - 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai – 400001, acting through its authorised signatory Mr. Amandeep Singh, duly authorized *vide* board resolution passed in the board meeting held on November 13, 2025 (hereinafter referred to as the "Attorney"/ "Developer", which expression, shall unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns).

WHEREAS:

- A. The Executant is the owner of and is in possession of and is otherwise well and sufficiently entitled to land admeasuring 4,843.03 square meters comprised in Survey no. 305/2, situated at Sector 28, Urban Estate Gurgaon II, Gurugram, Haryana, as more particularly described in Schedule 1 hereto ("Project Land");
- B. The Executant has executed a joint development agreement dated December 17, 2025 (hereinafter referred to as the "Development Agreement") with the Developer, in terms of which the Executant has granted the entire Development Rights (*as defined in the Development Agreement*) over the Project Land, and the Developer is entitled to construct, develop, manage, operate, and sell a real estate project on the Project Land in accordance with the approvals from Governmental Authorities and in such manner as the Developer may deem fit ("Project"); and
- C. Further, under the terms of the Development Agreement, the Executant has undertaken to execute and get registered an irrevocable power of attorney in favour of the Developer, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may be necessary and/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 YE MEN AND BY THESE PRESENTS WITNESSETH:

- I. That, the Executant does hereby irrevocably nominate, constitute and appoint Lodha Developers Limited i.e., the Developer through its authorized signatory (as authorized by the Developer pursuant to a resolution of its Board of Directors from time to time) to be the true and lawfully constituted attorney of the Executant 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 any or all of the following acts, deeds or things, namely:

1. To enter upon the Project Land and take possession of the Project Land for the purposes



First Party (EXECUTANT) Details (प्रथम पक्ष (पेशकर्ता) विवरण)

Name	Relation	Relative Name	Grand father name	Mobile	ID Proof	PAN Number	Gender	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status
ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED	NA			****9708	**** (Aadhaar)	NA		9th Floor, IREO Grand View Tower, Golf Course Exte	NA	NA	Absent

Authorized Person (For FirstParty)

Name	Relative Name	Relation	MobileNumber	ID Proof	Gender	Address	Attendance Status	Sign
ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED (Authorized To) AJAY KAUSHIK	RAMESH KAUSHIK	Son (पुत्र)	****9708	372643206291	Male	165/9 SHIV PURI BEHIND GANGA MOTORS GURUGRAM HARYANA	Present	No Signature <i>Ajay Kaushik</i>

Second Party (ATTORNEY) Details (दूसरा पक्ष (प्राधिकृत) का विवरण)

Name	Relation	Relative Name	ID Proof	PAN Number	Address	Gender	Transfer Hissa(SqYard)	Attendance Status	Sign
LODHA DEVELOPERS LIMITED			**** (NA)	NA	412, Floor 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai 400001	NA	0.00	Absent	

Authorized Person (For Second Party)

Name	Relative Name	Relation	ID Proof	Address	Gender	Attendance Status	Sign
LODHA DEVELOPERS LIMITED (Authorized To) ROOP SINGH JADON	MEDPAL SINGH	Son (पुत्र)	555770913134	C 141 MEADOWS VISTA MORTA RAJ NAGAR EXTN GHAZIABAD UTTAR PRADESH	NA	Present	No Signature <i>Roop Singh</i>

Witness Details (गवाहों का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address	Attendance Status	Sign
HARBIR SINGH	Son (पुत्र)	TEJRAM	****9898	****0142	Male	Advocate	HOUSE NO 1063 NEAR HANUMAN MANDIR PALI FARIDABAD HARYANA	Present	<i>Harbir Singh</i>
JASMINE SINGH	Wife (पत्नी)	SUDEEP AWASTHI	****1006	****8894	Female	Other	806 B BROTHERSAPARTMENT SECTOR 55GURUGRAM HARYANA	Present	<i>Jasmine Singh</i>

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:



of carrying out the development of the Project;

2. To manage the Project Land and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to the Project Land and/or the Project with any Governmental Authority and to obtain the receipts thereof and 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 Governmental Authority, any court of law, quasi-judicial, administrative authority;
3. To carry on correspondence and execute such deeds and documents as may be necessary with the concerned Governmental Authorities as may be required and/or for such purpose required in respect of the development of the Project and/or the Project Land;
4. To carry out the full, free and uninterrupted development on the Project Land and to do various acts, deeds, matters and things in respect of the Project on the Project Land including dealing with the Governmental Authorities as may be required and deemed necessary and fit by the Developer for the purposes of the said development on the Project Land;
5. To appear before any person, officer and authority, in relation to exercising the Development Rights vested in the Developer under the Development Agreement or in relation to the development of the Project on the Project Land, and for any other matter connected with and/or touching the development of the Project and/or the Project Land;
6. To represent the Executant and to act and appear on their behalf before any Governmental 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, as the Developer may desire or deem fit from time to time, for the purposes of obtaining any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Development Agreement including licenses, sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under the Applicable Laws, rules, regulations, orders, notifications in relation to the Project or the Project Land and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
7. To appear on its own behalf and on behalf of the Executant, before any Governmental Authority (including but not limited to) HSVP, DTCP, 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, Real Estate Regulatory Authority, Survey of India, Fire Department, Building & Other Construction Workers Department and labour, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any permission, approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights and entitlements vested in the Developer;
8. To ward off, prohibit and, if necessary, proceed against all trespassers on the Project Land and to take appropriate steps whether by lawful action or otherwise, in accordance



GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is made and executed on this ____ day of December, 2025:

BY

ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED (CIN: U68200HR2023PTC112404) (PAN: AAYCA8551B), a private company duly incorporated under the Companies Act, 2013, and having its registered office at 9th Floor, IREO Grand View Tower, Golf Course Extension Road, Sector 58, Bhondsi, Gurugram - 122102, acting through its authorised signatory Mr. Rajjath Goel, duly authorized *vide* board resolution passed in the board meeting held on November 19, 2025 (hereinafter referred to as "**Executant**", which expression, shall unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns);

IN FAVOUR OF

LODHA DEVELOPERS LIMITED (CIN: L45200MH1995PLC093041) (PAN: AAACLI490J), (formerly known as *Macrotech Developers Limited*), a listed company duly incorporated under the Companies Act, 1956, and having its registered office at 412, Floor - 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai - 400001, acting through its authorised signatory Mr. Amandeep Singh, duly authorized *vide* board resolution passed in the board meeting held on November 13, 2025 (hereinafter referred to as the "**Attorney**" / "**Developer**", which expression, shall unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns).

WHEREAS:

A. The Executant is the owner of and is in possession of and is otherwise well and sufficiently entitled to land admeasuring 4,843.03 square meters comprised in Survey no. 305/2, situated at Sector 28, Urban Estate Gurgaon II, Gurugram, Haryana, as more particularly described in **Schedule I** hereto ("**Project Land**");

B. The Executant has executed a joint development agreement dated ____ (hereinafter referred to as the "**Development Agreement**") with the Developer, in terms of which the Executant has granted the entire Development Rights (as defined in the Development Agreement) over the Project Land, and the Developer is entitled to construct, develop, manage, operate, and sell a real estate project on the Project Land in accordance with the approvals from Governmental Authorities and in such manner as the Developer may deem fit ("**Project**"); and

Further, under the terms of the Development Agreement, the Executant has undertaken to execute and get registered an irrevocable power of attorney in favour of the Developer, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may be necessary and/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 YE MEN AND BY THESE PRESENTS WITNESSETH:

I. That, the Executant does hereby irrevocably nominate, constitute and appoint Lodha Developers Limited i.e., the Developer through its authorized signatory (as authorized by the Developer pursuant to a resolution of its Board of Directors from time to time) to be the true and lawfully constituted attorney of the Executant 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 any or all of the following acts, deeds or things, namely:

1. To enter upon the Project Land and take possession of the Project Land for the purposes



with law, and to abate all nuisance, and in this event, if necessary to represent the executant before the police, magistrate court, other superior court etc;

9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, sanction of building plans, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas, storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project/ Project Land including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings the same with the concerned Governmental Authorities; to sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required for the aforesaid purpose; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant/ receipt of such approvals, permissions, consents, sanctions etc., as may be required and as the Developer may deem fit and necessary;
10. To make applications, effect amendments and also to submit revised applications for the purpose of securing necessary renewals, revalidations of the permissions and sanctions under the provisions of applicable building bye laws, and other Applicable Laws, executive decisions, policies, rules, regulations etc., and to take all possible steps for the purpose of securing such permission/ sanction or renewals thereof for the purpose of development of the Project and/or the Project Land;
11. 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 layout, building plan, and/or for the purpose of constructing / building on the Project Land by utilizing the entire FSI / FAR / development potential in respect of the Project Land as are permissible under the development norms from time to time;
12. To promote and register the Units, association, society, limited company or organization of any other nature of the prospective owners of all the Saleable Area developed/ to be developed on the Project Land, in conformity with the applicable law, rules, regulations and guidelines issued by the Governmental Authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned Governmental Authorities;
13. To allow entry of architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons appointed by the Developer and/or to carry out the development work on the Project Land;
14. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other Governmental Authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed on the Project Land and/or obtaining necessary no objection/ occupation/ completion certificates from the said Governmental Authority in connection with the said buildings and premises;
15. To apply to any Governmental Authority for grant or extension of the time if any



of carrying out the development of the Project;

2. To manage the Project Land and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to the Project Land and/or the Project with any Governmental Authority and to obtain the receipts thereof and 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 Governmental Authority, any court of law, quasi-judicial, administrative authority;
3. To carry on correspondence and execute such deeds and documents as may be necessary with the concerned Governmental Authorities as may be required and/or for such purpose required in respect of the development of the Project and/or the Project Land;
4. To carry out the full, free and uninterrupted development on the Project Land and to do various acts, deeds, matters and things in respect of the Project on the Project Land including dealing with the Governmental Authorities as may be required and deemed necessary and fit by the Developer for the purposes of the said development on the Project Land;
5. To appear before any person, officer and authority, in relation to exercising the Development Rights vested in the Developer under the Development Agreement or in relation to the development of the Project on the Project Land, and for any other matter connected with and/or touching the development of the Project and/or the Project Land;
6. To represent the Executant and to act and appear on their behalf before any Governmental 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, as the Developer may desire or deem fit from time to time, for the purposes of obtaining any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Development Agreement including licenses, sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under the Applicable Laws, rules, regulations, orders, notifications in relation to the Project or the Project Land and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
To appear on its own behalf and on behalf of the Executant, before any Governmental Authority (including but not limited to) HSVP, DTCP, 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, Real Estate Regulatory Authority, Survey of India, Fire Department, Building & Other Construction Workers Department and labour, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any permission, approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights and entitlements vested in the Developer;
8. To ward off, prohibit and, if necessary, proceed against all trespassers on the Project Land and to take appropriate steps whether by lawful action or otherwise, in accordance



prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project and/or the Project Land;

16. To surrender any part of the Project Land to the concerned Governmental Authority (including HSVP) in such a manner as the Developer may deem fit and proper in case the same is required or necessitated under the Applicable Laws for the purposes of road, set-back area, compliance of terms of any approval and/or license, free of any cost or consideration to the Governmental Authority and to make necessary correspondence with the concerned Governmental Authority, and to execute all deeds and documents in this regard on behalf of the Executant and to present any such deed and document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time;
17. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project/ development on the Project Land;
18. To install hoardings, sign boards, neon signs etc. of the Developer, and/or its holding companies, and/or its permitted assignees on the Project Land indicating development thereof, to invite prospective Purchasers to buy the Saleable Area/ Units in the Project and have absolute and exclusive rights in this regard;
19. To issue advertisements in such media/ mode/ manner as may be deemed fit by the Developer, announcing the development of the Project and inviting prospective Purchasers to purchase the Saleable Areas/ Units;
20. To apply before any Governmental Authority and obtain sanctions/ registrations etc. as may be required or necessitated under the Applicable Laws for the construction and development of the Project and/or the Project Land, and also relating to the transfer of undivided share of the prospective allottees/ Purchasers in the Project Land in favour of the prospective allottees/ Purchasers of the Saleable Area/ Unit(s) in the Project and/or the Project Land;
21. To get the names of the allottees/ Purchasers of the Saleable Area/ unit(s) in the Project, updated with the concerned Governmental Authorities including the Municipal Corporation of Gurugram, as may be required;
22. To protect the Project Land in such manner as the Developer may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry/ department and all other Governmental Authorities for maintaining law and order;
23. To allot, sell, transfer, handover or otherwise dispose of or alienate the Saleable Area/ Unit(s) by way of sale, allotment, or any other recognized manner of transfer and have the sole authority to determine and control pricing of the Saleable Area and car parking spaces, private terraces to be developed on the Project Land;
24. To negotiate, sign and execute all buyer agreements/ agreement to sell/ agreement for sale/ transfer, conveyance/ sale deed, tripartite agreements with the banks/ lenders of the customers for home loans etc., or other such deeds for the entire Saleable Area/ Unit(s) developed/ to be developed on the Project Land with proportionate undivided share in the Project Land on our behalf with Purchasers of Units/ Saleable Area/ inventory for such consideration as may be determined by the Developer and on such terms and conditions, as may be agreed by and between the Developer and Purchasers of Units/ Saleable Area/ Unit(s) inventory, and execute all other necessary, legal and



with law, and to abate all nuisance, and in this event, if necessary to represent the executant before the police, magistrate court, other superior court etc;

9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, sanction of building plans, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas, storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project/ Project Land including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings the same with the concerned Governmental Authorities; to sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required for the aforesaid purpose; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant/ receipt of such approvals, permissions, consents, sanctions etc., as may be required and as the Developer may deem fit and necessary;

10. To make applications, effect amendments and also to submit revised applications for the purpose of securing necessary renewals, revalidations of the permissions and sanctions under the provisions of applicable building bye laws, and other Applicable Laws, executive decisions, policies, rules, regulations etc., and to take all possible steps for the purpose of securing such permission/ sanction or renewals thereof for the purpose of development of the Project and/or the Project Land;

11. 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 layout, building plan, and/or for the purpose of constructing / building on the Project Land by utilizing the entire FSI / FAR / development potential in respect of the Project Land as are permissible under the development norms from time to time;

To promote and register the Units, association, society, limited company or organization of any other nature of the prospective owners of all the Saleable Area developed/ to be developed on the Project Land, in conformity with the applicable law, rules, regulations and guidelines issued by the Governmental Authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned Governmental Authorities;

To allow entry of architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons appointed by the Developer and/or to carry out the development work on the Project Land;

14. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other Governmental Authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed on the Project Land and/or obtaining necessary no objection/ occupation/ completion certificates from the said Governmental Authority in connection with the said buildings and premises;

15. To apply to any Governmental Authority for grant or extension of the time if any



statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the Saleable Area/ Unit(s) sold/ transferred in favour of the allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the applicable statute, legislation, rule, regulation etc. as may be in force from time to time, and to handover possession to the Purchasers of the Saleable Area/ Unit(s)/ inventory, and to receive the revenue/ consideration from the Purchasers;

25. To operate and manage the club, either through itself or through any of its affiliates or third party, handover the club to the association of allottees/ common organizations, if any;
26. 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 our favour in relation to the Project Land and to take all effective steps under the Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the Registration Act, 1908 as the Developer may desire or deem fit;
27. To raise project finance/ loan from any bank or a financial institution and to create mortgage/ charge/ lien on the Project Land including all development potential thereon, present and future constructions on the Project Land, receivables from the Project Land (excluding Landowner's Revenue Entitlement and the Landowner's Area Entitlement as applicable), Development Rights, Project, and to sign and execute any document, agreement, deed, undertaking, declaration etc., on behalf of the Executant with any such bank or financial institution or any person and to do all such acts, deeds and things including to deposit title deeds relating to the Project Land, as may be necessary, incidental or ancillary for creation of any such mortgage/ hypothecation / charge of any nature whatsoever and to pay necessary stamp duty and registration charges and to admit the execution of any such agreements/ documents and/or writings in the relevant office of Sub Registrar of Assurances and for the said purpose, to do all such further acts, deeds, matters and things, as may be necessary, including to apply on behalf of the Executant;
28. To permit loans/ financing to the 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;
29. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development on the Project Land and to appear and act in all courts, original or appellate, and other government and private offices 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 in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrants of attorney, whenever the Developer shall think expedient and proper to do so;
30. To sign and file any undertakings, as may be necessary, to the municipal corporation



prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project and/or the Project Land;

16. To surrender any part of the Project Land to the concerned Governmental Authority (including HISP) in such a manner as the Developer may deem fit and proper in case the same is required or necessitated under the Applicable Laws for the purposes of road, set-back area, compliance of terms of any approval and/or license, free of any cost or consideration to the Governmental Authority and to make necessary correspondence with the concerned Governmental Authority, and to execute all deeds and documents in this regard on behalf of the Executant and to present any such deed and document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time;
17. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project/ development on the Project Land;
18. To install hoardings, sign boards, neon signs etc. of the Developer, and/or its holding companies, and/or its permitted assignees on the Project Land indicating development thereof, to invite prospective Purchasers to buy the Saleable Area/ Units in the Project and have absolute and exclusive rights in this regard;
19. To issue advertisements in such media/ mode/ manner as may be deemed fit by the Developer, announcing the development of the Project and inviting prospective Purchasers to purchase the Saleable Areas/ Units;
20. To apply before any Governmental Authority and obtain sanctions/ registrations etc. as may be required or necessitated under the Applicable Laws for the construction and development of the Project and/or the Project Land, and also relating to the transfer of undivided share of the prospective allottees/ Purchasers in the Project Land in favour of the prospective allottees/ Purchasers of the Saleable Area/ Unit(s) in the Project and/or the Project Land;
21. To get the names of the allottees/ Purchasers of the Saleable Area/ unit(s) in the Project, updated with the concerned Governmental Authorities including the Municipal Corporation of Gurugram, as may be required;
22. To protect the Project Land in such manner as the Developer may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry/ department and all other Governmental Authorities for maintaining law and order;
23. To allot, sell, transfer, handover or otherwise dispose of or alienate the Saleable Area/ Unit(s) by way of sale, allotment, or any other recognized manner of transfer and have the sole authority to determine and control pricing of the Saleable Area and car parking spaces, private terraces to be developed on the Project Land;
24. To negotiate, sign and execute all buyer agreements/ agreement to sell/ agreement for sale/ transfer, conveyance/ sale deed, tripartite agreements with the banks/ lenders of the customers for home loans etc., or other such deeds for the entire Saleable Area/ Unit(s) developed/ to be developed on the Project Land with proportionate undivided share in the Project Land on our behalf with Purchasers of Units/ Saleable Area/ inventory for such consideration as may be determined by the Developer and on such terms and conditions, as may be agreed by and between the Developer and Purchasers of Units/ Saleable Area/ Unit(s)/ inventory, and execute all other necessary, legal and



or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the intents and purposes of this GPA as envisaged under the Development Agreement;

31. To substitute and appoint in place of the Attorney one or more attorney or attorneys and to delegate any or all the powers and authorities hereby conferred to the said attorney or attorneys and to revoke any such appointment or delegation and to substitute or appoint any other or others in place of such attorney or attorneys as the said Attorney may from time to time deem fit and proper in its sole discretion; and
 32. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the construction and development on the Project Land and sale of entire Saleable Area/ Units developed/ to be developed on the Project Land and to exercise all rights, powers, entitlements, and authorities vested by us in favour of the Developer under the Development Agreement.
- II. The Developer shall be entitled to undertake/ implement any of its authorisation provided herein through any authorised representative pursuant to a subsisting resolution of the Board of Directors of Developer.
- III. This GPA has been executed by the Executant for consideration as recorded in the Development Agreement and is irrevocable and shall remain in full force and effect forever in terms of the Development Agreement.

AND THE EXECUTANT HEREBY AGREES AND UNDERTAKES to ratify and confirm all and whatsoever the said Attorney, shall lawfully do or cause to be done for the purposes mentioned above and by virtue of these presents and as envisaged in the Development Agreement.

AND THE EXECUTANT HEREBY DECLARES that all and every act, deed, matter and thing which shall be lawfully done by the Attorney for the aforesaid purposes or any of them shall be as good and effectual for all intents and purposes whatsoever as if the same had been signed and delivered and given or made by us by its own person.

Capitalized terms used herein but not defined shall have the meaning ascribed to them in the Development Agreement.

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statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the Saleable Area/ Unit(s) sold/ transferred in favour of the allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the applicable statute, legislation, rule, regulation etc. as may be in force from time to time, and to handover possession to the Purchasers of the Saleable Area/ Unit(s)/ inventory, and to receive the revenue/ consideration from the Purchasers;

25. To operate and manage the club, either through itself or through any of its affiliates or third party, handover the club to the association of allottees/ common organizations, if any;

26. 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 our favour in relation to the Project Land and to take all effective steps under the Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the Registration Act, 1908 as the Developer may desire or deem fit;

27. To raise project finance/ loan from any bank or a financial institution and to create mortgage/ charge/ lien on the Project Land including all development potential thereon, present and future constructions on the Project Land, receivables from the Project Land (excluding Landowner's Revenue Entitlement and the Landowner's Area Entitlement as applicable). Development Rights, Project, and to sign and execute any document, agreement, deed, undertaking, declaration etc., on behalf of the Executant with any such bank or financial institution or any person and to do all such acts, deeds and things including to deposit title deeds relating to the Project Land, as may be necessary, incidental or ancillary for creation of any such mortgage/ hypothecation / charge of any nature whatsoever and to pay necessary stamp duty and registration charges and to admit the execution of any such agreements/ documents and/or writings in the relevant office of Sub Registrar of Assurances and for the said purpose, to do all such further acts, deeds, matters and things, as may be necessary, including to apply on behalf of the Executant;

To permit loans/ financing to the 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;

29. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development on the Project Land and to appear and act in all courts, original or appellate, and other government and private offices and to sign, verify and present pleadings, plaints, 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 in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrants of attorney, whenever the Developer shall think expedient and proper to do so;

30. To sign and file any undertakings, as may be necessary, to the municipal corporation



SCHEDULE 1

Details of the Project Land

All pieces and parcels of land admeasuring 4,843.03 square meter, comprised in Survey no. 305/2, situated at Sector 28, Urban Estate Gurgaon II, Gurugram, Haryana.

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or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the intents and purposes of this GPA as envisaged under the Development Agreement;

31. To substitute and appoint in place of the Attorney one or more attorney or attorneys and to delegate any or all the powers and authorities hereby conferred to the said attorney or attorneys and to revoke any such appointment or delegation and to substitute or appoint any other or others in place of such attorney or attorneys as the said Attorney may from time to time deem fit and proper in its sole discretion; and
32. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the construction and development on the Project Land and sale of entire Saleable Area/ Units developed/ to be developed on the Project Land and to exercise all rights, powers, entitlements, and authorities vested by us in favour of the Developer under the Development Agreement.
- II. The Developer shall be entitled to undertake/ implement any of its authorisation provided herein through any authorised representative pursuant to a subsisting resolution of the Board of Directors of Developer.
- III. This GPA has been executed by the Executant for consideration as recorded in the Development Agreement and is irrevocable and shall remain in full force and effect forever in terms of the Development Agreement.

AND THE EXECUTANT HEREBY AGREES AND UNDERTAKES to ratify and confirm all and whatsoever the said Attorney, shall lawfully do or cause to be done for the purposes mentioned above and by virtue of these presents and as envisaged in the Development Agreement.

AND THE EXECUTANT HEREBY DECLARES that all and every act, deed, matter and thing which shall be lawfully done by the Attorney for the aforesaid purposes or any of them shall be as good and effectual for all intents and purposes whatsoever as if the same had been signed and delivered and given or made by us by its own person.

Capitalized terms used herein but not defined shall have the meaning ascribed to them in the Development Agreement.

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IN WITNESS WHEREOF, the Executant has signed and executed this GPA on the day, month and year mentioned first above.

Executant: ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED

For ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED

Authorised Signatory

Signed and delivered by Mr. Rajjath Goel, as authorised representative of ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED duly authorised vide a board resolution dated November 19, 2025.

Accepted by the Attorney i.e. LODHA DEVELOPERS LIMITED

Signed and delivered by Mr. Amandeep Singh, as authorised representative of LODHA DEVELOPERS LIMITED duly authorised vide a board resolution dated November 13, 2025.

Witnesses:

1. JASMINE SINGH
B806, BROTHERS APARTMENT
SECTOR -55 GURGAON

2.

Harbir Singh 810 Tejnam
faridabad HR.

SCHEDULE 1

Details of the Project Land

All pieces and parcels of land admeasuring 4,843.03 square meter, comprised in Survey no. 305/2, situated at Sector 28, Urban Estate Gurgaon II, Gurugram, Haryana.

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First Party (पेशकर्ता)

Second Party (प्राधिकृत)

Witness (गवाह)



Signature of First Party



Signature of Second Party



Signature of Witness

Signature of Witness

यह प्रलेख आज दिनांक 17-12-2025 दिन बुधवार समय 04:13:03 PM बजे ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED निवासी Chakarpur (04085) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED, LODHA DEVELOPERS LIMITED हाजिर हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष ने स्मृत्त तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंश अदा की गई राशि के वेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/ HARBIR SINGH Son (पुत्र) TEJRAM, निवासी :- HOUSE NO 1063 NEAR HANUMAN MANDIR PALI FARIDABAD HARYANA; JASMINE SINGH Wife (पत्नी) SUDEEP AWASTHI, निवासी :- 806 B BROTHERS APARTMENT SECTOR 55 GURUGRAM HARY ने की।

माजी सं. 1 को हम नबरदार/अधिकार के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 17-12-2025

Signature
संयुक्त/ उप पंजीयन अधिकारी, Wazirabad

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1022 आज दिनांक 17-12-2025 को वही नं 4 जिल्द नं 1312464 के पृष्ठ नं 3 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या _____ जिल्द नं _____ के पृष्ठ संख्या _____ से _____ 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 17-12-2025

Signature
संयुक्त/ उप पंजीयन अधिकारी, Wazirabad

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity under section 86 of The Registration Act, 1908.
3. If the EXECUTANT/ATTORNEY/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशेष राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि पेशकर्ता/प्राधिकृत/गवाह/पहचानकर्ता दस्तावेज से सम्बंधित जानकारी कर कोई भी गलत जानकारी देता है तो भारतीय न्याय संहिता (BNS) की धारा 212 के अंतर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

Signature