

|                                           |                                                         |                                                                                   |                                                 |
|-------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------|
| Non Judicial                              | <b>Indian-Non Judicial Stamp<br/>Haryana Government</b> |                                                                                   | Date : 28/06/2023                               |
| Certificate No.                           | G0282023F2106                                           |  | Stamp Duty Paid : ₹ 1000<br>(Rs. Thousand Only) |
| GRN No.                                   | 104473178                                               |  | Penalty : ₹ 0<br>(Rs. Zero Only)                |
| <b><u>Seller / First Party Detail</u></b> |                                                         |                                                                                   |                                                 |
| Name:                                     | Vikram electric Equipment Private limited               |                                                                                   |                                                 |
| H.No/Floor :                              | 416                                                     | Sector/Ward : Na                                                                  | LandMark : 4th floor dlf qutab plaza complex    |
| City/Village :                            | Dlf phase i                                             | District : Gurugram                                                               | State : Haryana                                 |
| Phone:                                    | 99*****56                                               |                                                                                   |                                                 |
| <b><u>Buyer / Second Party Detail</u></b> |                                                         |                                                                                   |                                                 |
| Name :                                    | Dlf Limited                                             |                                                                                   |                                                 |
| H.No/Floor :                              | 3rd                                                     | Sector/Ward : Na                                                                  | LandMark : Dlf shopping mall arjun marg         |
| City/Village:                             | Dlf phase i                                             | District : Gurugram                                                               | State : Haryana                                 |
| Phone :                                   | 99*****56                                               |                                                                                   |                                                 |
| Purpose :                                 | Special 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>

### SPECIAL POWER OF ATTORNEY

**This Special Power of Attorney** is made at Gurugram, Haryana on this 28<sup>th</sup> day of June, 2023, by M/s Vikram Electric Equipment Private Limited, a company registered under the provisions of the Companies Act, 1956, having its registered office at 416, 4<sup>th</sup> Floor, DLF Qutab Plaza Complex, DLF City Phase-I, Gurugram - 122002, Haryana acting through its authorized signatories Mr. Lalit Sharma jointly with Mr. Ravi Raj duly authorized vide board resolution dated 25.08.2022 (hereinafter called as the **"Executant"**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees and assigns);

**WHEREAS** the Executant is the absolute owner of the land measuring 55 Kanal 15 Marla 6.5 Sarsai equivalent to 6.9732 acres, situated in the revenue estate of Village Kherki Daula,

**Vikram Electric Equipment Private Limited**

प्रलेख न:98

दिनांक:28-06-2023

|                                   |                                           |
|-----------------------------------|-------------------------------------------|
| डीड संबंधी विवरण                  |                                           |
| डीड का नाम                        | SPA                                       |
| तहसील/सब-तहसील                    | Manesar                                   |
| गांव/शहर                          | खेड़की दौला                               |
| धन संबंधी विवरण                   |                                           |
| राशि 1 रुपये                      | स्टाम्प ड्यूटी की राशि 1000 रुपये         |
| स्टाम्प नं : g0282023f2f06        | स्टाम्प की राशि 1000 रुपये                |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | EChallan:104478573 पेस्टिंग शुल्क 3 रुपये |
| Drafted By: SELF                  | Service Charge:200                        |

यह प्रलेख आज दिनांक 28-06-2023 दिन बुधवार समय 5:22:00 PM बजे श्री/श्रीमती /कुमारी

VIKRAM ELECTRIC EQUIPMENT PRIVATE LIMITEDthru LALIT SHARMA AND RAVI RAJ SINGHOTHER निवास 416 4TH FLOOR DLF QUTAB PLAZA COMPLEX DLF CITY PHASE I GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

VIKRAM ELECTRIC EQUIPMENT PRIVATE LIMITED

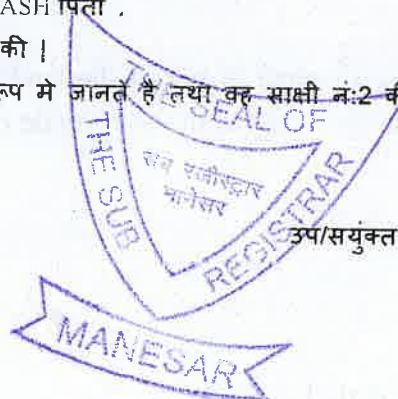
उप/संयुक्त पंजीयन अधिकारी (Manesar)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DLF LIMITED GGM MANOJ KUMAROTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीPAWAN BHARDWAJ पिता . निवासी ADV GGM व श्री/श्रीमती /कुमारी OM PRAKASH पिता ,

निवासी DLF GATEWAY TOWER 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 (Manesar)

(Sector 76/77), Tehsil Manesar, District Gurugram, Haryana, details of which are given in **Schedule A** of this Special Power of Attorney (hereinafter referred to as the "**Said Land**").

**AND WHEREAS** the Executant had entered into a <sup>Supplementary</sup> ~~Development~~ Agreement dated 28.06.2023 (hereinafter referred to as the "**Said Agreement**") with DLF Limited (PAN: AAACD3494N), a company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase I, Gurugram-122002 (hereinafter referred to as the '**Developer**') for development of the Said Land. 4240  
Jm Ny

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

**AND WHEREAS** in pursuance thereof, the Executant doth hereby executes this irrevocable special power of attorney and appoint, nominate and constitute DLF Limited through its authorized signatories namely Mr. Devinder Singh, Mr. Deshbandhu Gupta, Ms. Anjana Bali, Mr. Jayant Erickson, Mr. Lok Pal Singh, Mrs. Neelu Goel, Mr. Deepak Bhandari, Mr. K.K. Sheera and Mrs. Vandana Arora and/or any other person(s) as may be authorized by the Developer (hereinafter each of them referred to as the '**Attorney**') by virtue of these Presents as its lawful Attorney and authorize them severally to do, perform and to execute, for & on its behalf, all or any of the acts, deeds, matters and things for the development of the Said Land under the Said Agreement, that is to say:-

1. To enter upon and survey the Said Land, prepare layout plans, zoning/demarcation plans, building plans and drawings etc. and to do or cause to be done all such acts, deeds and things as may be required to carry out or cause to be done all activities for the development and construction on the Said Land under any Policy which may be available / permissible for the Said Land by the concerned authorities including but not limited to Commercial Colony, Group Housing, Cyber, IT Park, Affordable Group housing colony, Deen Dayal Jan Awas Yojana – Affordable Plotted Housing Policy 2016, New Integrated License Policy, Transferable Development Rights, Transit Oriented Development Policy, Township etc., under the various laws, policies which are in force or which may come into force in future.
2. To sign, execute, verify, affirm, swear, declare, apply & submit all forms and applications with the Department of Town & Country Planning, Haryana ("**DTCP**") or Haryana Shehri Vikas Pradhikaran ("**HSVP**"), Department of Urban Development, Haryana Real Estate Regulatory Authority and all the concerned regulatory authorities for grant of licenses, migration of license, approvals, sanctions, consents, no objections, registrations, permissions under relevant laws, rules, regulations, orders, notifications for the development of the Said Land or part thereof, to be



**Vikram Electric Equipment Private Limited**

Reg. No.

Reg. Year

Book No.

98

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह

*[Signature]*

*[Signature]*

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru LALIT SHARMA AND RAVI RAJ SINGH OTHER VIKRAM ELECTRIC EQUIPMENT PRIVATE LIMITED

प्राधिकृत :- thru MANOJ KUMAR OTHER DLF LIMITED

गवाह 1 :- PAWAN BHARDWAJ

गवाह 2 :- OM PRAKASH

*[Signature]*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 98 आज दिनांक 28-06-2023 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 75.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 42 के पृष्ठ संख्या 7 से 10 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 28-06-2023



*[Signature]*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

developed in conjunction with the other lands or as a standalone project and to follow up the same with the authorities/departments/agencies etc. To sign, execute and submit all relevant data(s), agreements, bilateral agreements, documents, applications, affidavits, undertakings etc., to obtain permissions, consents, approvals and sanctions of the Layout plans, Service Building plans, Drawings, Zoning plans, Shajra plans, Water, Electricity and Sewerage connections and receive completion certificates etc. and to furnish undertakings, bank guarantees, bonds etc., with regards to External Development Charges ("EDC"), State Infrastructure Development Charges ("SIDC"), Infrastructure Augmentation Charges (IAC) and to pay/deposit on behalf of the Executant, all requisite fees, security and charges including but not limited to license fees, scrutiny fees, EDC, SIDC, IAC, cess, duties, renewal charges, service charges, conversion fee etc., or to fulfill any other requirement or directive of the Government Department or Authority required to be fulfilled by the Executant in this regard.

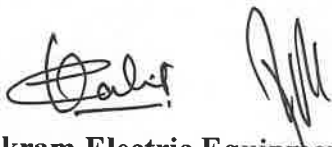
3. To receive Letter of Intent ("LoI") licenses and all permissions, sanctions, approvals, registrations, no objections/consents from the authorities, in respect of the development of the Said Land etc. on the behalf of the Executant.
4. To withdraw any application including application for grant/migration of license, approval of layout plans, drawings, building plans, permissions/sanctions/ approvals/consents/no objections for civic amenities and facilities and any other documents, affidavits, undertakings etc. from the office of state government authorities/departments/central government and resubmit afresh the same and obtain revised license(s), Layout plans/Building plans, approvals, sanctions, consents, no objections, permissions from the concerned authorities and to claim, demand and receive on behalf of the Executant refund of the fees/charges/ deposits/securities etc., deposited with the authorities in connection with the development of the Said Land.
5. To make, sign and submit all applications, deeds and documents as may be required to be submitted with the concerned authorities for renewal of licenses, migration of licenses, permissions/sanctions/consent/no objection certificates/ approvals etc., and to receive renewed licenses/permissions/sanctions/consent/no objection certificates/approvals etc., from the authorities.
6. To make, sign, submit applications with the authorities/departments/officials for change of the developer for the development of the Said Land and to receive no objections/permissions thereof from the authorities in respect thereof.
7. To apply for and receive the no objection/permission for transfer of license and the Said Land with the Government Authorities and to get the license transferred in its own name or in the name of its nominee/associate/group companies, as the case may be and to deposit any fee including transfer fee in respect thereof.
8. To sign and submit challans, on the behalf of the Executant for payment/deposit of security, license fees, migration fees, scrutiny fees, bank guarantees, cess, duties,

THE SEAL OF

[illegible]

EDC, SIDC, IAC, transfer charges and all other fees and charges of any nature whatsoever and whatever name it may be called which are payable to regulatory authorities or any department or office of the State Government of Haryana, Chandigarh or Gurugram or elsewhere the same be situated for the development of the Said Land.

9. To get the public notices or information advertised/published in any newspaper and in such languages, as may be required or provided in law or bye laws/norms/ guidelines laid down in this regard by the authorities concerned or wherever the Attorney feels necessary in connection with the development/permissions/ approvals/sanctions/no objections for the Said Land.
10. To appear and represent before the Director, Town & Country Planning Department, Senior Town Planner, District Town Planner, HSVP, Electricity, Drainage & Water supply department, officials or any other regulatory authority/body or department concerned with the provisions of providing various permissions/approvals/sanctions for services and amenities with respect to the proposed development to be undertaken on the Said Land and to sign and submit any application, claim, reply, affidavit, undertaking, agreement, appeal, representation or do correspondence with the concerned authorities/departments/ agencies or their officials in respect of various approvals, permissions, sanctions, consents, no objections etc.
11. To carry out and undertake all filings and compliances under RERA with regards to the project/colony and/or to apply, represent, appear before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land.
12. To market, advertise, sell, execute Agreement for Sale/Allotment Letter/Conveyance Deed for sale of units/plots to be developed on the Said Land and to receive sale consideration of the units/plots.
13. To represent, appear personally or cause appearance through its agent/authorized officers/representatives/pleaders and defend, contest or file reply or prefer objections or appeal or revision, review to any notice, show cause notice, letter, notification or order or directive of any authorities/local bodies or any other statutory bodies or the Land Acquisition Collector, received by the Executant or the Attorney, concerning the Said Land and commence, institute and initiate legal proceedings including but not limited to filing of suit, appeal, writ, revision, review before any Court of Law and to get the Said Land free from the acquisition/notified proceedings under the Land Acquisition Act and to do all such acts, deeds and things as may be required for getting the Said Land exempted from the purview of acquisition or to take compensation with respect to the Said Land. To make, sign, swear and submit any suits, petition(s) documents, undertakings, agreements, affidavits, bonds etc. for getting the Said Land released from notifications of acquisition and for this purpose also to appear or cause appearance, represent and file



1. The first part of the document is a letter from the Registrar of Companies, Manesar, to the Registrar of Companies, Gurgaon, dated 14.01.2014. The letter is in Hindi and mentions the name of the company as 'M/s. [Name of the company]'. The letter is signed by the Registrar of Companies, Manesar.

2. The second part of the document is a letter from the Registrar of Companies, Manesar, to the Registrar of Companies, Gurgaon, dated 14.01.2014. The letter is in Hindi and mentions the name of the company as 'M/s. [Name of the company]'. The letter is signed by the Registrar of Companies, Manesar.

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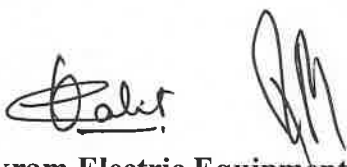
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14/1

proceedings/applications/compromise before any courts, government authorities/agencies/department/Land Acquisition Collector.

14. To defend, contest, respond/reply/correspond or file appeal(s), revision(s), review or any other legal proceedings to any notice, show cause, letter, notifications or order or directive of any authority received by the Executant or the Attorney for and in connection with the development of the Said Land or its permission/ approval/sanction/no objection and to accept service of summons or other legal process or notice of any legal proceedings including suit, appeal, writ, revision, review and/or to appear or cause to appear before any court(s) including High Court(s), Supreme Court and all courts of civil, revenue, criminal, tribunal, forum etc., and to commence, institute, prosecute or defend or compromise any action or legal proceedings in any court(s), tribunal & forum and/or all statutory authorities appointed under any act or law and to sign, verify, petition, written statements/ rejoinders, counterclaims, complaints, appeals, reviews, revisions, representations, applications, affidavits, undertakings etc., that may be required to be executed in any legal proceeding concerning the Said Land or its development or its permissions/sanctions/approvals: To make statement on oath or otherwise or file any document and participate and conduct proceedings on behalf of the Executant in any manner: To make, sign and submit and/or withdraw any applications, plans, documents, affidavits undertakings etc. in the office of government authorities/ revenue authorities/departments/central government including the Sub-Registrar, Sub-Divisional Magistrate, Additional District Magistrate, Collector or Financial Commissioner which may be required for the purpose of development and construction over the Said Land.
15. To engage and appoint Pleader(s), Advocate(s), Solicitor(s) and to sign Vakalatnama(s) on behalf of the Executant to represent and act in any Court of Law including District Courts, High Courts, Supreme Court, Revenue Courts, Tribunal, Forum (judicial or otherwise) or before any Authority/Agency/ Central/State Government in respect of clauses 13 & 14, above.
16. To sign, execute and file/submit any and all deeds, agreements, representations, instruments and documents and to do all acts, deeds and things which shall be necessary for giving full and complete effect to the Said Agreement and to present such documents, instruments, deeds etc., including the Said Agreement for registration with the Sub-Registrar or Registrar having authority to register such deeds, agreements and documents and to admit the execution of deeds, agreements and documents on behalf of the Executant and to do all acts, deeds and things incidental thereof which the Attorney shall consider necessary for fully and effectually satisfying the intent, terms and conditions of the Said Agreement in all respects as the Executant could do the same by itself.
17. To apply & obtain clearance of the Central and State Pollution Control Board, Haryana and to deposit all charges, fees, undertakings, affidavits, declarations etc., as



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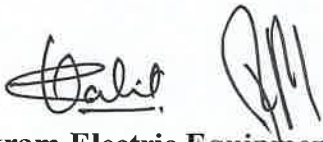
may be required to procure the said approval and clearance of the Central/State Pollution Control Board.

18. To hire, appoint and engage architects, consultants with respect to performance of various tasks and works as may be required for the implementation of the Project.
19. To sign and submit any application(s) or document(s) or do correspondence for and on behalf of Executant with HSVP and any other authority or department, in connection with the development and construction on the Said Land and various permissions/approvals/sanctions/consents/no objections, as may be required there for.
20. To pledge/hypothecate/mortgage any part of the Said Land and/or deposit the title deeds of the Said Land with any bank/financial institution, to raise loans and finances and to sign, execute all necessary documents and to do all acts necessary to be done in this regard. The liability of the payment of the loan including all interest/penalties thereof shall solely be that of the Attorney.
21. To appear before DTCP, Assistant Director Urban Estate, HSVP, Department of Urban Development or any Government Authority, Department Statutory body, or other designated authority and to do all acts and deeds as may be required from time to time so as to carry out any of the purposes or powers mentioned in this presents.
22. To exchange with the Government/HSVP or any of its agencies or any private landowner(s), any part of the Said Land with an equal area of Land.
23. This special power of attorney also empowers the developer or its agents to do any of the act left out above in connection with executing the development covered under the Said Agreement, which are necessary in facts & circumstances prevailing at that relevant time.
24. To delegate any or all of the powers as mentioned above or any other, for or on behalf of the Executant, to one or more persons severally or jointly, as may be deemed necessary by the said Attorney and to revoke such delegation of authority at pleasure.

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

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

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



**Vikram Electric Equipment Private Limited**



**Schedule A**

Village Kherki Daula, Tehsil Manesar, District Gurugram  
(Jamabandi Year 2019-20)

| Owner                                                         | Khewat/<br>Khata<br>No. | Khasra No.                                                                                                                      | Share                                                       | Net Area                          |
|---------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------|
| M/s.<br>Vikram<br>Electric<br>Equipment<br>Private<br>Limited | 576/594                 | Rectangle No. 59, Kila No.19/1 (4-0), 22 (8-0), 23 (8-0), field 3, area admeasuring 20 Kanal 0 Marla                            | full                                                        | 20 Kanal<br>0 Marla               |
|                                                               | 74/78                   | Rectangle No.64, Kila No.17 (8-0), 24 (8-0), 25min (6-10), field 3, area admeasuring 22 Kanal 10 Marla.                         | full                                                        | 22 Kanal<br>10 Marla              |
|                                                               | 95/100                  | Rectangle No.67, Kila No.6/1min (0-3), field 1, area admeasuring 0 Kanal 3 Marla                                                | full                                                        | 0 Kanal<br>3 Marla                |
|                                                               | 685/725                 | Rectangle No.68, Kila No.1/2/2 (0-6), 10/1/2 (1-3), field 2, area admeasuring 1 Kanal 9 Marla                                   | full                                                        | 1 Kanal<br>9 Marla                |
|                                                               | 27/28                   | Rectangle No.68, Kila No.10/2/2 (0-8), 11/1 (0-7), fields 2, area admeasuring 0 Kanal 15 Marla                                  | 1/71                                                        | 0 Kanal<br>0 Marla<br>2 sarsai    |
|                                                               | 94/99                   | Rectangle No.67, Kila No.4 (8-0), 5 min (3-0), 6/2 min (0-1), fields 3, area admeasuring 11 Kanal 1 Marla                       | 1/2                                                         | 5 Kanal<br>10 marla<br>4.5 sarsai |
|                                                               | 56/58                   | Rectangle No.67, Kila No.7 min (7-10), 14 min (1-9), 15/2 (1-0), 8/1 (1-3), fields 4, area admeasuring 11 Kanal 2 Marla         | 1/2                                                         | 5 Kanal<br>11 marla               |
|                                                               | 783/829                 | Rectangle No.63, Kila No.21/1/1 min (0-6), Rectangle No. 68, Killa No. 1/1/2 (0-18), fields 2, area admeasuring 1 Kanal 4 Marla | 327/<br>655                                                 | 0 Kanal<br>12 Marla               |
| <b>Total</b>                                                  |                         |                                                                                                                                 | <b>55 Kanal 15 Marla<br/>6.5 Sarsai Or<br/>6.9732 acres</b> |                                   |

   
**Vikram Electric Equipment Private Limited**



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

**EXECUTANT**

Vikram Electric Equipment Private Limited

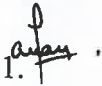


Lalit Sharma  
(Authorized Signatories)



Ravi Raj Singh

**Witnesses:**

1. 

2.

Manan Bhardwaj  
No Mahesh Bhardwaj  
Gateway Tower DLF  
Gurgaon



Om Parkash S/o S. Ram  
Gateway Tower DLF  
Gurgaon

ON 14/05/2012  
Gateway Tower DLF  
Gurgaon

