

General Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/10/2025

Certificate No. G0272025J4686

GRN No. 141576214



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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Forsythia propbuild pvt ltd

H.No/Floor : 306/308

Sector/Ward : 00

LandMark : Saket

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 88*****04



Buyer / Second Party Detail

Name : Boxacres developers pvt ltd

H.No/Floor : A/gf03

Sector/Ward : 00

LandMark : Mg centrum

City/Village: Sultanpur

District : Delhi

State : Delhi

Phone : 88*****04

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>

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE FOLLOWING:

FORSYTHIA PROPBUILD PRIVATE LIMITED (CIN.: U45200DL2007PTC157785, PAN: [AABCF0500A]). a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 and having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017. acting through its authorized signatory Mr. Laxmi Narayan (Aadhar Number: 8431 6003 1920), duly authorized vide Board Resolution dated 17.10.2025 (hereinafter referred to as the "Landowner"); which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, and permitted assigns);

AND

EMAAR INDIA LIMITED (Formerly known as EMAAR MGF LAND LIMITED) (CIN No. U45201DL2005PLC133161, PAN No. AABCE4308B), a company registered under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi 110017. acting through its duly Authorized

Authorised Signatory

Boxacres Developers Private Limited

FORSYTHIA PROPBUILD PVT LTD

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Signatory Mr. Ashwani Singyh, duly authorized vide Board Resolution, dated 19.05.2025, who has further authorised Mr. Neetin Kumar authorized to sign and execute this Power of Attorney vide Authority Letter dated October 17, 2025 (hereinafter referred to as the "Emaar", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, and assigns)

The Landowner and Emaar are hereinafter collectively referred to as the "Executants".

WHEREAS:

- A. The Landowner and Emaar desire to develop land of 3.3750 acres (1.3658 hectare) or thereabout of land falling is revenue estate of Village Naurangpur, Sector 79, Gurugram, Haryana, and as more particularly described in **Schedule-I** hereto (the "Said Land").
- B. The Executants have executed a Joint Development Agreement dated 19 April 2021, with Boxacres Developers Private Limited ("**Developer**") which was duly registered with the office of the Sub-Registrar, Manesar, under Registration No. 710, recorded in Book No. 1, Volume No. 277, on Page No. 21.25 and Additional Book 1, Vol. 1304 at pages no. 92 to 94 at the office of Sub-Registrar, Manesar, Gurugram, on 19 April 2021, as amended vide Supplementary Agreement dated 19-11-2025 (collectively referred to as "**Joint Development Agreement**") with the Developer, for the joint development of the Said Land on the terms and conditions contained and set out therein.
- C. In terms of the aforesaid Joint Development Agreement, the Executants have agreed to execute and register Power of Attorney in favour of the Attorney (*as defined hereinafter*).

NOW BY THIS POWER OF ATTORNEY THE EXECUTANTS HEREBY irrevocably nominate, constitute and appoint Boxacres Developers Private Limited, **CIN: U070200DL2020PTC369545, PAN: AAJCB2583R**) a company incorporated under the provisions of the Indian Companies Act, 2013, having its registered office Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village - Sultanpur, MG Centrum, New Delhi, India – 110030, acting through its authorized signatory Mr. Vinay Kumar Verma (PAN: AEEPV7387P; Aadhar 9065 0142 8207), duly authorized vide Board Resolution dated 02.06.2025, as its true and lawful constituted Attorney to jointly / severally do the following, acts, deeds and things for us and on our behalf and in our name in connection with:

1. To sign and apply and follow-up with the various departments of the Government of Haryana under the Haryana Urban Development laws and/or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran (**HSVP**); Municipal Corporation Gurugram (**'MCG'**); Gurugram Metropolitan Development Authority (**'GMDA'**) and other regulatory authorities / competent authorities / statutory authorities / government authorities with regard to the matters relating to grant of permissions/sanctions under the Haryana Development & Regulation of Urban Areas Act. 1975/Real Estate (Regulation and Development) Act, 2016 for and in respect of the Said Land, the sanctions and approvals of layout plan, building plans, zoning plans, Occupation/completion certificates, etc., as required under the law for the development, construction and completion of residential colony / New Project on the Said Land and to submit all undertakings, agreements, affidavits,

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declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith.

2. To make, sign, execute, present and submit any applications, plans, documents, affidavits, undertakings, etc. in the office of Government authorities / revenue authorities / departments, etc. and in particular for the purpose of obtaining any permissions, sanctions, consent, no objection, approval, etc. that may be required for the purposes of the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land.
3. To make, sign, execute, present and submit challans for depositing license fees, external development charges, internal development charges, Infrastructure augmentation charges, scrutiny fees and all other fees and charges payable to DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to HSVP, MCG, GMDA and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land and receive refunds.
4. To appear before and represent and make submissions to DGTCP, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to HSVP, MCG, GMDA, Haryana Real Estate Regulatory Authority for Gurugram ('HRERA'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes, intent or powers mentioned in this presents and to make, sign and submit any application, reply, affidavit, undertaking, agreement, guarantee, compromise, representation, petition, withdrawal, etc.
5. To access the Said Land for the purpose of surveying the same, doing soil investigation and have the rights to prepare layout plans, building plans, preparing and making applications for grant of New License and Approvals, and other approvals, permissions, sanctions, registrations etc., renewals, extensions thereof from Government Authority, as per Applicable Laws for and in relation to the Said Land and the development of the New Project to be undertaken thereon.
6. To sign, verify, file, submit, furnish all applications, documents, etc. before various authorities in Gurugram and Chandigarh, such as Land Acquisition Department, Real Estate Regulatory Authority, Haryana, State Industrial and Infrastructure Development Corporation of India Ltd., HSVP, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department,

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Pollution Department, Environment Department, Mines and Geology Department, Airport Authority of India, MCG, Urban Local Bodies Department, Revenue Authorities/Department, Public Health Department, Fire Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with the release of the Said Land/or any part or portion thereof from acquisition proceedings and matters related thereto and/or sanction / implementation of the New Project.

7. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HSVP (HUDA), Haryana State Industrial and Infrastructure Development Corporation of India Ltd., NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of the Said Land for senior citizen residential project and/or any other residential project permissible at the Said Land under the provisions of Haryana Development and Regulation of Urban Areas Act. 1975, Real Estate (Regulation and Development) Act 2016 or any other applicable laws, rules etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
8. To carry out and undertake all filings and compliances under RERA with regard to the New Project, 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 and conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land including payment of compensation/refund to customers and all other matter connected therewith.
9. To sign, file, submit and obtain lay out plan, building plan, services plan, revised / modified building plan and services plan before DGTC, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to HSVP, MCG, GMDA, HRERA, State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time.
10. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, HSVP, Fire Department, PWD, HSIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways or any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government as well as DGTC, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of

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Haryana, Government of India, other competent authorities including but not limited to HSVP, MCG, GMDA, HRERA, State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.

11. To commence, carry on and complete and/or cause to be commenced, carried out and completed the conceptualization, execution, implementation, development, construction and completion of the New Project over the Said Land on the part or whole of the Said Land in accordance with the license and/or sanctioned building plans and specification and apply and obtain from the competent authorities the Completion/ Occupation Certificate of the New Project on the Said Land.
12. To enter into Buyers/Allotment Agreements) i.e., Agreements) for sale of Saleable Area developed on the Said Land as per the terms of the Agreement for apartments / units constructed or to be constructed on the Said Land as per Applicable Laws.
13. To receive sale price / lease/license money payable by the allottee(s) / purchaser (s) / lessees /licensee(s)of apartments/ residential plots as per Applicable Laws.
14. To receive sale price / lease/license money payable by the allottee(s) / purchaser (s) / lessees /licensee(s)of shops/ units/ commercial plots as per Applicable Laws.
15. To execute and get registered by appearing before Sub Registrar sale deeds, conveyance deed, lease deeds, gift deeds, license deeds, relinquishment deeds / rectification deed(s), Award of Arbitrator, etc. or any other document which the attorney deems expedient and necessary in his wisdom with respect to the Saleable Area.
16. To give symbolic/formal/actual physical possession of the shops/ units/ commercial plots purchased by buyers or obtained on lease by the lessees by handing over vacant possession of such property subsequent to execution of sale deed(s) / lease deeds or on such other terms as may be agreed by the Developer.
17. To give symbolic/formal/actual physical possession of the residential apartment/ plots purchased by buyers or obtained on lease by the lessees by handing over vacant possession of such property subsequent to execution of sale deed(s) / lease deed(s) or on such other terms as may be agreed by the Developer.

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18. To bear and pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the unit buyer and the Developer / Builder(s).
19. To apply and obtain GST/income- tax clearance for sale of units/plots, if required.
20. Subject to receipt of the IFRSD as set out in the Joint Development Agreement, to lease any part / whole of the shops/ units/ commercial plots, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the said property for occupying the same or otherwise in any manner whatsoever.
21. To lease any part / whole of the residential apartment / plots, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the said property for occupying the same or otherwise in any manner whatsoever.
22. On non-payment of any sum as aforesaid to take proceedings to secure ejectment and to recover possession according to law.
23. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.
24. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent/ compensation or otherwise.
25. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable law, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the Executants before all concerned authorities.
26. To pay and allow all taxes, assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable to the authorities concerned for or on account of the Said Land and the New Project / properties developed on the Said Land.
27. Subject to receipt of the IFRSD as set out in the Joint Development Agreement, and complete compliance of Article 7 of the Joint Development Agreement, to create, modify and satisfy the mortgage, charges, lien, etc., over the Said Land and/or the joint development rights and/or the receivables arising out of the New Project.

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28. To enter into, make, sign, and do all such contracts, agreements, deeds, assurances, instruments and things as may in the opinion of the Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
29. To file / defend any suit, proceedings, civil, revenue, or criminal before any court/officer/authority/Arbitrator at its own cost and expenses. The Attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the Said Land, to compromise any matter /proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of Said Land subject matter of Joint Development Agreement. The Attorney shall be competent to enter into any settlement pertaining to the Said Land or property in question, provided that such settlement does not give rise to any claim/ demand or recourse against the Executants.
30. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e., Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the Said Land and/or New Project on the Said Land or any matter incidental thereto, at its own cost and expenses without any claim or recourse against the Executants.
31. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Said Land or property developed on the Said Land to the authorities concerned.
32. The Attorney shall exercise powers and execute documents by virtue of this Power of Attorney in accordance with the terms and conditions contained in the Joint Development Agreement and the Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for achieving the objectives of Joint Development Agreement. This Power of Attorney shall co-exist and shall be co-terminus with the termination of the Joint Development Agreement and shall not be revoked during the subsistence of the Joint Development Agreement in accordance with the terms and conditions thereof as agreed to between the Parties thereto.

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary/ deemed fit and proper by the said Attorney for carrying out all or any matter for and in connection with and for the purposes of the conceptualization, execution, Implementation, development, construction and completion of the New Project over the Said Land as per the terms of the said the Joint Development Agreement.

That said Attorneys may delegate all or any of the aforesaid powers to any of its employee/s / representatives with all or any of the said powers, and to cancel, withdraw and/or revoke the powers conferred upon such attorney.

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All the acts, deeds and things lawfully done or caused to be done by the Attorney(s) aforesaid as set out hereinabove, shall be deemed to have been done for and on behalf of the Executants and shall have the same effect as though the same have been done by the Executants and we do hereby state that all such acts, deeds and things done lawfully shall be ratified by the Executants. Executants shall not be liable for the illegal acts, deeds, things of the said Attorney.

This Power of Attorney shall co-exist and shall be co-terminus with the Joint Development Agreement.

Schedule-I

M/s. Forsythia Propbuild Pvt. Ltd.

Village	Rectangle No.	Revenue No.	Area K – M
Naurangpur	51	17/2min	1 – 15
	51	17/3	1 – 5
	51	24/2	5 – 8
	51	25/1	1 – 8
	54	1/1	3 – 16
	55	4/2	5 – 8
		5	8 – 0
		Total:	27 K - 0 M Or 3.375 acres

IN WITNESS WHEREOF, the Executants, have executed this Power of Attorney at Gurugram, Haryana on the 19th day of November 2025, in presence of witnesses.

EXECUTANTS		ACCEPTED BY	
For FORSYTHIA PROPBUILD PRIVATE LIMITED		For BOXACRES DEVELOPERS PRIVATE LIMITED	
FORSYTHIA PROBUILD PVT. LTD.		Boxacres Developers Private Limited	
Name: Mr. Laxmi Narayan Authorised Signatory		Name: Mr. Vinay Kumar Verma (Authorised Signatory)	
For EMAAR INDIA LIMITED (FORMERLY KNOWN AS EMAAR MGF LAND LIMITED)			
Name: Mr. Neetin Kumar (Authorized Signatory)			
Witness:			
1.		2.	