

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/03/2025

Certificate No. GFH2025C77



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

GRN No. 129182230



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Parul malik

H.No/Floor : E21/gf

Sector/Ward : Na

LandMark : Jungpura extn delhi

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 88*****06

Others : Sunil malik and navneet malik



Buyer / Second Party Detail

Name : Emperium infrastructure Private limited

H.No/Floor : 10th

Sector/Ward : 58

LandMark : Grand view tower

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****06

Purpose : GPA

180
10/3/2025

GENERAL POWER OF ATTORNEY

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

BE IT KNOWN TO ALL that we the following do hereby execute this General Power of Attorney on this _____ day of March, 2025 at Gurugram

BY

(1) **Mr. Parul Malik** S/o Ravinder Malik (Aadhaar No. 3873 5013 5186) R/o E-21, GF, Near Eros Cinema, Jungpura Extension, Jungpura South Delhi, Delhi 110014; (2) **Mr. Sunil Malik** S/o Late Shri Ajit Malik (Aadhaar No. 9399 3237 8148) R/o H. No. 578, Model Town, Panipat, Haryana-132103; and (3) **Mrs. Navneet Malik** W/o Mr. Sunil Malik (Aadhaar No. 3729 3367 3891) R/o H. No. 578, Model Town, Panipat, Haryana-132103; (hereinafter referred to as "Executants/ Land Owners").

IN FAVOUR OF

M/s Emperium Infrastructure Private Limited, (CIN No. U70109DL2021PTC382234) (PAN – AAGCE5084K), a company incorporated under the provisions of the Companies Act, 2013, having its corporate office at Unit 10B, 10th Floor, Grand View Tower, Golf Course Extension Road, Sector-58,

Navneet Malik
S. H. Malik
Parul Malik



Signature of authorized signatory

प्रलेख न:180

दिनांक:10-03-2025

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	हरसरु
गांव/शहर	हरसरु

धन संबंधी विवरण	
राशि 101 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GFH2025C77	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:129220488 पेस्टिंग शुल्क 3 रुपये
Drafted By: C P BATHEJA ADV	Service Charge:200

यह प्रलेख आज दिनांक 10-03-2025 दिन सोमवार समय 12:18:00 PM बजे श्री/श्रीमती /कुमारी
PARUL MALIK पुत्र RAVINDER MALIK SUNIL MALIK पुत्र AJIT MALIK NAVNEET MALIK पत्नी SUNIL MALIK
निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navneet Malik
S.K. Malik
Parul Malik

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
PARUL MALIK SUNIL MALIK NAVNEET MALIK

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी EMPERIUM INFRASTRUCTURE PVT LTD thru HARDEEP SINGHOTHER
हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR ADV पिता , निवासी GGM
व श्री/श्रीमती /कुमारी MANOJ KUMAR ADV पिता .
निवासी GGM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी(हरसरु)

Gurgaon, Haryana-122011 through Mr. Hardeep Singh, duly authorised vide board resolution dated _____ (hereinafter referred to as the “Developer”, which expression shall, unless it be repugnant to the context or meaning thereof mean and include its directors, executors, administrators, successor-in-interest, successors and permitted assigns).

WHEREAS

- A. The Executants are full-fledged and lawful OWNERS in possession of land falling in the Khewat/ Khaata No. 878/933, Killa Nos. 8/1/1 (2-7), 7/1 (5-18) total measuring 8 Kanal 5 Marla to the extent of share 535/1486 (2 kanal 19 marla 4 sarsai) (1797 Sq. Yd.) situated in revenue estate of Village Harsaru, Tehsil Harsaru, Sector-88A, District Gurugram, Haryana (hereinafter referred to as “Said Land”)
- B. The Executants herein have executed a Collaboration Agreement dated 10/3/2025/16419 (“Agreement”) in terms whereof, the Land Owners have, *inter alia*, granted the Development Rights in favour of the Developer on the above Said Land parcels admeasuring 1797 Sq. Yd. situated in Revenue Estate of Village Harsaru, Tehsil Harsaru, Sector-88A, District Gurugram, Haryana.
- C. In terms of the Agreement, the Land Owner has, *inter-alia*, agreed to execute this GPA, in favour of the Developer, thereby authorizing the Developer to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction and development of the Retirement Housing Real Estate Project (“Project”) on the Said Land.

NOW, THEREFORE, THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY, the Land Owner does hereby irrevocably appoint, nominate and constitute the Developer through its authorized officers, employees, Affiliates/ subsidiaries/ trust controlled by the Developer from time to time and its authorized signatory (as authorized by the Developer or its Affiliates/ subsidiary) as and to be the true and lawful attorney of the Land Owner and empower the Developer to do all or any of the following acts, deeds and things for and on behalf of the Land Owner

Navneet Mani
A.K. Malik
Sunderbhat



Reg. No.

Reg. Year

Book No.

180

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

Parul Malik

Sunil Malik

Navneet Malik

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- PARUL MALIK SUNIL MALIK NAVNEET MALIK _____

प्राधिकृत :- thru HARDEEP SINGH OTHEREMPERIUM INFRASTRUCTURE PVT LTD _____

गवाह 1 :- SHIV KUMAR ADV _____

गवाह 2 :- MANOJ KUMAR ADV _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 180 आज दिनांक 10-03-2025 को बही नं 4 जिल्द नं 2 के पृष्ठ नं 15 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 25 के पृष्ठ संख्या 56 से 58 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 10-03-2025



उप/सयुक्त पंजीयन अधिकारी हरसर

in accordance with the terms of the said Agreement, in its sole and absolute discretion and, that is to say:

1. To sign and apply and follow-up with all the concerned regulatory authorities the matters relating to grant of licenses under the Haryana Development & Regulation of Urban Areas Act, 1975, for and in respect of the Said land, the sanctions and approvals of layout plan, building plans, zoning plans, completion certificates, etc., as required under the law for the development, construction and completion of PROJECT, on the Said land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith.
2. To develop the said land by way of construction of boundary walls, roads, buildings and laying of internal services etc. or as the per requirement as may be permissible under law and for that purpose to sign, execute, Development Agreement, Contractor Agreement etc. on such terms and conditions as the attorneys may negotiate and agree, hand over possession of land to the contractor, developer, colonizer for the purpose of construction, development and completion of the construction activity and to do all acts, deeds and things as may be required from time to time in this regard as per the applicable Act and Rules in the State of Haryana.
3. To raise project finance/ loan from the bank/ financial institution on Said Land, to create lien, to mortgage in favour of the bank/ financial institution and to execute, present and registered all necessary documents, applications and requests with that bank/ financial institution for the purpose of Collaboration Agreement above.
4. To book, market, allot, sell, transfer and to receive sale consideration from the prospective buyers of the developed unit, flats, apartments, etc. falling in the above-mentioned land and to sign and acknowledge the receipt of the same.
5. To issue allotment letters, welcome letters, receipts and other property documents and to execute unit/ flat buyer agreements/agreement to sell and to present, sign and execute sale deed/conveyance deed in favour of the concerned unit/ flat buyer/s, individuals, in the aforesaid Killas/ Khasras, before the competent Registration office for registration and to admit execution

Navin Malik
S.K. Malik
Sachin Malik



Sachin Malik

of sale before the Sub-Registrar and to receive the documents back when they have been registered.

6. To generally do all such acts and deeds as the Attorneys think expedient for any or all purposes mentioned herein above so as to develop the township on the said land along with any other owners land adjacent to the said land.
7. To appoint one or more of its Officers, attorneys, authorized representatives to do all or any of the aforesaid acts, deeds and things on its behalf and if required to execute Power of Attorney, under its signatures.
8. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the release of the Said land.
9. To sign, verify, file, submit furnish all applications and documents before various authorities in Gurugram and Chandigarh, such as Land Acquisition Department, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., Municipal Corporation of Gurugram, Urban Local Bodies, Haryana Urban Development Authority, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department, Goods & Service Tax 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 obtaining of sanctions/ license /approvals and matters related thereto and/or development/ construction/ implementation of the project.
10. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, 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 residential colony under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 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.

Navneet Malhotra
S.K. Malik
Jasprender Singh



11. To sign, file, submit and obtaining lay out plan, building plan, services plan, revised / modified building plan and services plan before the concerned authorities including but not limited to Director, Town and Country Planning Haryana (DTCP), Haryana Urban Development Authority (HUDA) / Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC Ltd) / Municipal Authority, and /or any other local / authority under the State Government and/or Central Government as may be required from time to time.
12. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, Haryana Urban Development Authority, Fire Department, PWD, HSIIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government 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.
13. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work in terms of the said collaboration agreement on the part or whole of the said land in accordance with the licence and/or sanctioned building plans and specifications.
14. To sign necessary transfer forms for transferring of the said project/licence or part thereof to the name of the purchaser(s) in the records of concerned local authorities.
15. To develop the complete project on the said land, advertising, selling and execute and get registered by appearing before Sub Registrar conveyance deeds, sale deeds, lease deeds, licence deeds, rectification deed(s), Award of Arbitrator etc. or any other document which the attorney deems expedient and necessary in his wisdom in respect of Said Land described above/construction raised thereupon.
16. To give formal possession of the Said Land/ property (s) purchased by individual buyers or obtained on lease by the Lessee by handing over vacant possession of such property subsequent to execution of sale deed(s) or on such other terms as may be agreed by the Developer.

Navneet Maurya
A.K. Malik
S. S. S. S.



17. To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the flat buyer and the Developer.
18. To apply and obtain income- tax clearance for sale of floor, if required.
19. To negotiate with banks/ financial institutions for the purpose of obtaining/ loan financial assistance in respect of the land/ property in question. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including to create mortgage, lien, charge, hypothecation, security and/or encumbrance over the Project, except the area share of the Executants to the extent of 20,000 Sq. Ft. The attorney shall be entitled to get project report prepared pertaining to the project and to submit it to any authority /entity.
20. 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 property to the authorities concerned.
21. To appoint and execute further General Power of Attorney(s) and Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Power of Attorney and to do things and acts to obtain the objectives as mentioned in the Collaboration Agreement.
22. To do generally all other acts and things as are necessary or are required to be done for the development of the said project by constructing building on the units/ flats in terms of the said Collaboration Agreement.
23. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the Said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
24. That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority/Arbitrator. 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 aforesaid 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



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Narmit Malik
S.K. Malik
[Handwritten signature]

litigation in respect of entire land subject matter of Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the property in question.

25. 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 project and / or land beneath the same or any matter incidental thereto including enhancement of compensation
26. That the attorney shall be entitled to open and operate bank account on behalf of the executants. He shall be entitled to deposit and withdraw money therefrom.
27. To enter into partnership, to throw any property in partnership pool, to dissolve the partnership and to accept any sum of money he deems fit in the event of dissolution. The attorney shall be entitled to agree for adjudication of disputes by arbitrator, to get any dispute referred for adjudication to the arbitrator, to settle any matter during the course of arbitration proceedings, to make statement, to sign compromise and to get award passed in terms of the compromise by the arbitrator.
28. To collect compensation, get issued C Forms, to get encashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till apex court. The attorney shall be entitled to execute any award / decree by filing appropriate proceedings. He shall be entitled to institute contempt proceedings also.
29. That the attorney shall be entitled to get the licence of transferred in favour of any person / company on behalf of the executants.
30. That the attorney shall be entitled to get published advertisements, to deal/interact with concerned government officials for the purpose of sale of apartments/ units/ flats in the project and to do all other acts, deeds and things and to execute all such documents as may be required to comply with policy formulated by State of Haryana pertaining to the project and to abide by any directives/guidelines formulated with regard to aforesaid project.

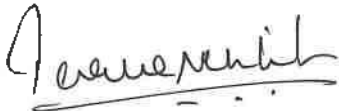
Navneet Kaur
S.K. Malik
Gaurav



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 Collaboration Agreement. The present General Power of Attorney is irrevocable one and no modification / alteration etc. in the terms and conditions of the said GPA can be undertaken, including the appointment of further attorney without prior approval of D.T.C.P Haryana, Chandigarh and we shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney (s).

IN WITNESS WHEREOF, the Executants have executed this General Power of Attorney on the day, month and year first mentioned above.

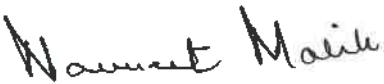
EXECUTANTS



(1) Mr. Parul Malik S/o Ravinder Malik



(2) Mr. Sunil Malik S/o Late Shri Ajit Malik



(3) Mrs. Navneet Malik W/o Mr. Sunil Malik

WITNESSES

1.



Shiv Kumar Singh (Advocate)
Distt. Court, Gurugram

2.



MANOJ KUMAR
Advocate
Distt. Court Gurugram

