

General Power of Attorney



Indian-Non Judicial Stamp Haryana Government



Date : 22/05/2024

Certificate No. G0V2024E2921



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

GRN No. 116939249



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Barmalt India Private limited

H.No/Floor : F28/5

Sector/Ward : Na

LandMark : Okhla industrial area phase ii

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****54

Others : Asha gupta and adesh singhal



Buyer / Second Party Detail

Name : Birla Estates Private limited

H.No/Floor : 501

Sector/Ward : 65

LandMark : Building no 3 worldmark

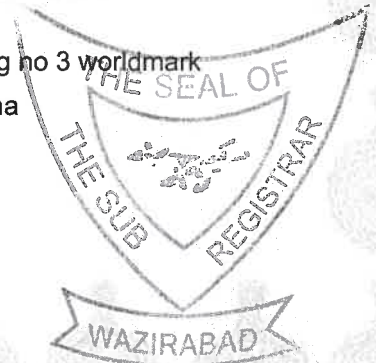
City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98*****54

Purpose : GENERAL POWER OF ATTORENY



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

THIS STAMP PAPER FORMS AN INTEGRAL PART OF THE GENERAL POWER OF ATTORNEY
EXECUTED BY BARMALT (INDIA) PRIVATE LIMITED, ASHA GUPTA, ADESH SINGHAL
IN FAVOUR OF BIRLA ESTATES PRIVATE LIMITED



Adesh Gupta Asha Gupta

10/10



प्रलेख न:244

दिनांक:05-06-2024

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील वजीराबाद
गांव/शहर झाडसा

धन संबंधी विवरण

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : G0V2024E2921

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:116940123

पेस्टिंग शुल्क 3 रुपये

Drafted By: GAURAV SACHDEVA ADV

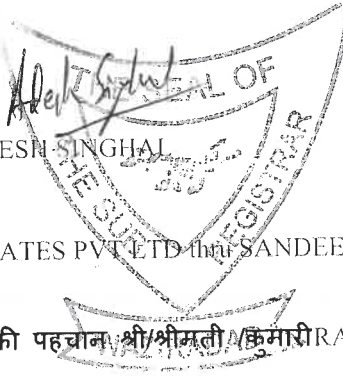
Service Charge:200

यह प्रलेख आज दिनांक 05-06-2024 दिन बुधवार समय 4:36:00 PM बजे श्री/श्रीमती /कुमारी
BARMALT INDIA PVT LTD thru PRAMIL JINDALOTHER ASHA GUPTA thru PRAMIL JINDALOTHER ADHESH
SINGHAL निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता

BARMALT INDIA PVT LTD ASHA GUPTA ADHESH SINGHAL



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BIRLA ESTATES PVT LTD thru SANDEEP PATWAOTHER हाजिर है । प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी PRAM SINGH ADV पिता , निवासी GGN व
श्री/श्रीमती /कुमारी PRODIP TIRKEY पिता ,
निवासी DELHI ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is made and executed on ~~28th~~ May 2024, at Gurugram,

BY

BARMALT (INDIA) PRIVATE LIMITED, (CIN:U70100DL1967PTC004735) a company incorporated in India and validly existing under the Companies Act, 2013, having its registered office at F-28/5, Okhla Industrial Area, Phase II New Delhi 110020, and corporate office at Sector 31, Jharsa, Gurugram, Haryana acting through its authorised signatory Mr. Pramil Jindal (AADHAAR No. 3607 4726 7155), duly authorized *vide* its board resolution dated 10 May 2024 (hereinafter referred to as the "**BIPL**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and permitted assigns);

AND

ASHA GUPTA (AADHAAR No. 3328 5587 8341) w/o Shri Satpal Gupta, resident of 1298, Sector-14, Escorts nagar Faridabad, Haryana-121007 (hereinafter referred to as the "**AG**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her legal heirs, successors, executors and permitted assigns). AG has signed and executed this GPA by herself and authorized Mr. Pramil Jindal (AADHAAR No. 3607 4726 7155) to present and admit registration of this GPA vide a registered Power of Attorney;

AND

ADESH SINGHAL (AADHAAR No. 9830 5003 9946) d/o Puranchand Jindal, resident of J-7 Upasana, 1 Hailey Road, Delhi-110001 (hereinafter referred to as the "**AS**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her legal heirs, successors, executors and permitted assigns);

(**BIPL**, **AG** and **AS** are hereinafter collectively referred to as the "**Executants**").

IN FAVOUR OF

Birla Estates Private Limited, (CIN: U70100MH2017PTC303291) (PAN: AAHCB5831G), a company incorporated under applicable laws of India, and having its registered office at Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai 400 030, acting herein through its authorised signatories; Mr. Gaurav Jain (AADHAAR No. 9573 2815 0832) and Mr. Sandeep Patwa (AADHAAR No. 8387 2509 4363) duly authorised to sign this GPA, *vide* its board resolution dated 15 May 2024 AND its authorized representative; Mr. Sandeep Patwa (AADHAAR No. 8387 2509 4363), duly authorized *vide* its board resolution dated 15 May 2024, to present and admit registration of this GPA (hereinafter referred to as the "**Attorney**" / "**Developer**" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and permitted assigns).

WHEREAS:

A. The Executants are the owner of and is in possession of and is otherwise well and



Adesh Gupta *Asha Gupta*



Reg. No.

Reg. Year

Book No.

244

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru PRAMIL JINDALOTHER BARMALT INDIA PVT LTD thru PRAMIL JINDALOTHER ASHA GUPTA ADHESH SINGHAL

प्राधिकृत :- thru SANDEEP PATWAOTHERBIRLA ESTATES PVT LTD

गवाह 1 :- RAM SINGH ADV

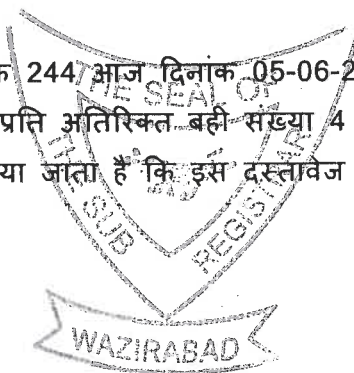
गवाह 2 :- PRODIP TIRKEY

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 244 आज दिनांक 05-06-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 41 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 270 के पृष्ठ संख्या 11 से 15 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 05-06-2024

उप/सयुंक्त पंजीयन अधिकारी वजीराबाद



sufficiently entitled to lands measuring 106 Kanal 04 Marla (approx. 13.275 acres) situated at Village Jharsa, Tehsil Wazirabad, District Gurgaon, as more particularly described in **Schedule-1** hereto ("**Subject Land**").

- B. The Executants have executed a development agreement dated 24 May 2024 (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 Subject Land to the Developer to construct, develop, manage, operate, and sell a residential group housing project on the Subject Land ("**Project**") in the manner and on the terms and conditions as provided in the Development Agreement; and
- C. Further, under the terms of the Development Agreement, the Executants have 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 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:

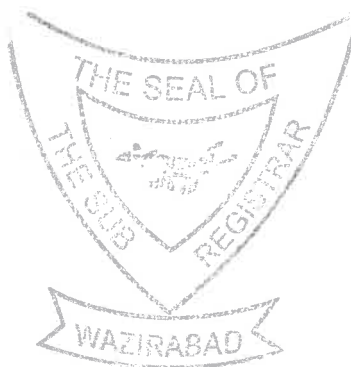
- I. That, the Executants above named, does hereby irrevocably nominate, constitute and appoint Birla Estates Private Limited i.e. the Developer through its authorized signatory (as authorized by the Developer pursuant to a resolution of its Board of Directors from time to time) to be the true and lawfully constituted attorney of the Executants 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 in terms of and in consonance with the Development Agreement and in accordance with the laws namely:

1. To enter upon the Subject Land and take possession of the Subject Land for the purposes of carrying out the development of the Project;
2. To manage the Subject 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 Subject 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;
4. To carry out the full, free and uninterrupted development of the Project and to do various acts, deeds, matters and things in respect of the Project on the Subject Land including dealing with the Government Authorities as may be required and deemed necessary and fit by the Developer for the purposes of the Project



Adesh Gupta
Ashu Gupta





in consonance with the Development Agreement;

5. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Development Agreement or in relation to the development of the Project on the Subject Land, and for any other matter connected with and/or touching the development of the Project or the Subject Land as envisaged in the Development Agreement;
6. To represent the Executants 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 said Attorney 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 Subject 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 Executants, before any governmental authority (including but not limited to) 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 Subject Land and to take appropriate steps whether by lawful action or otherwise, in accordance with law, and to abate all nuisance. In this event, if necessary to represent the executant before the Police, Magistrate Court, Sessions 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 including the common areas



Adesh Guler
Ashu Gupta



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;
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 Subject Land by utilizing the entire FSI / FAR available in respect of the Subject Land as are permissible under the development norms from time to time;
12. To promote and register the condominium, apartment, association, society, limited company or organization of any other nature of the prospective owners of all the Saleable Area (as defined under the Development Agreement), in conformity with the Applicable Law, rules, regulations and guidelines issued by the Government Authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned Government 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 in respect of the Project and to carry out the development work in relation to the Project;
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 authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection / occupation / completion certificates from the said authorities in connection with the Project;
15. To apply to any Government Authority for grant or extension of the time if any 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;



Aditya Kumar *Aditya Kumar*



16. To surrender any part of the Subject Land to the concerned Government Authority in such a manner as the said Attorney may deem fit and proper in case the same is required or necessitated under the Applicable Laws for the purposes of road widening, set-back area and to make necessary correspondence with the concerned Government Authority;
17. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project;
18. To install hoardings, sign boards, neon signs etc. of the Developer, and / or its holding companies, and/or its permitted assignees on the Subject 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 in accordance with the Development Agreement;
19. To issue advertisements in such Media/ mode /manner as may be deemed fit by the Attorney, announcing the development of the Project and inviting prospective purchasers to purchase the saleable areas/ units;
20. To apply before any Government Authority and obtain sanctions / registrations etc. as may be required or necessitated under the Applicable Laws for the construction and development of the Project, as envisaged under the Development Agreement and also relating to the transfer of undivided share of the prospective allottees / Purchasers in the Subject Land in favour of the prospective allottees / Purchasers of the saleable area/ unit(s) in the Project;
21. To get the mutation entries updated with the concerned Government Authorities in the names of the allottees / Purchasers of the Saleable area/ unit(s) in the Project, as may be required;
22. To protect the Subject Land in such manner as the Attorney 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 Government Authorities for maintaining law and order;
23. To allot, sell, transfer, handover or otherwise dispose of or alienate the saleable area / unit(s) in the Project 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 in the Project on the Subject Land (however such pricing shall be subject to minimum sale price as agreed in the Business Plan as per the Development Agreement) ;
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) of the Project with proportionate undivided share in the Subject Land on our behalf with purchasers of units/saleable area/inventory for such consideration as may be determined by the Attorney and on such terms and conditions, as may be agreed by and between the Attorney



Adesh Grewal *Atul Gupta*





and Purchasers of units/Saleable area/ unit(s)/inventory, and execute all other necessary, legal and 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 in the manner provided in the Development Agreement;

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 in the Project;
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 Subject 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 said Act as the said Attorney may desire or deem fit;
27. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development of the Project on the Subject 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 warrant of attorney, whenever the Attorney shall think expedient and proper to do so;
28. To sign and file any undertakings, as may be necessary, to the municipal corporation 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 purposes and intents of this GPA as envisaged under the Development Agreement;
29. 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



Adesh Kumar *Shri Gupta*





proper in its sole discretion; and

30. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the development / construction of the Project and sale of entire Developed Area in the Project 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 its Board of Directors of Attorney/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.
- IV. This GPA is binding on all legal heirs and successors of AG and AS and similarly to the entire future line of heirs and successors on whom ownership to the Subject Land may devolve from time to time. AG and AS covenant and agree that the GPA is irrevocable in nature, and it shall survive the death / mental incapacity of the Executants, and in the event of demise of any of the Executant, the authorizations granted to the Developer under the GPA shall continue as if the same have been granted by the respective legal heirs or successors of the demised/ incapacitated executants. Without prejudice to the aforementioned understanding, AG and AS hereby direct and instruct their respective legal heirs and successors, to execute and register all such documents and do all such acts at no additional cost or consideration, as may be required by the Developer including, to carry out the full intent and meaning of this GPA.

AND the Executant hereby agrees and undertakes to ratify and confirm all and whatsoever the said Attorney and the Developer, shall lawfully do or cause to be done for the purposes mentioned above under 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.

Schedule-1

Details of the Subject Land

Lands admeasuring 106 Kanal 4 Marla i.e. approx. 13.275 Acres situated in Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana.

Khewat Number	Rectangle No.	Killa Number	Area	
			K	M
211	37	20	7	12
	38	7	8	0
		8/1	4	0



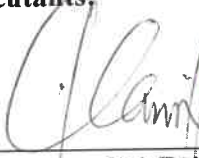
Ashish Grewal



		8/2	4	0
		9	8	0
		12/2	3	0
		13	8	0
		14	8	0
		16	8	0
		17/1	5	4
		17/2	2	16
		18	8	0
		23/1	1	8
		23/2	6	12
		24/1	2	16
		24/2	5	4
		25/1	6	0
	Sub-Total		96	12
606	37	21	7	12
	38	25/2	2	0
	Sub-Total		9	12
	Total		106	4
	Area in Acres		13.275	

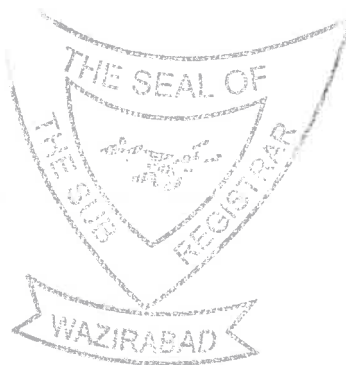
IN WITNESS WHEREOF, the Executant has signed and executed this GPA on the day, month and year mentioned first above.

Executants:

 
Barmalt (India) Private Limited through its Authorised Signatory Mr. Pramil Jindal, duly authorised vide its Board Resolution dated 10 May 2024.


Asha Gupta w/o Shri Satpal Gupta, who has signed and executed this GPA by herself and authorized Mr. Parmil Jindal (AADHAAR No. 3607 4726 7155) to present and admit registration of this GPA vide a registered Power of Attorney


Adesh Singhal d/o Puranchand Jindal



Accepted by the Developer i.e. Birla Estates Private Limited



Attorney:

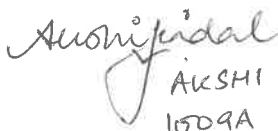
Through its authorised signatories; Mr. Gaurav Jain (AADHAAR No. 9573 2815 0832) and Mr. Sandeep Patwa (AADHAAR No. 8387 2509 4363) duly authorised to sign this GPA, *vide* its board resolution dated 15 May 2024 AND its authorized representative; Mr. Sandeep Patwa (AADHAAR No. 8387 2509 4363), duly authorized *vide* its board resolution dated 15 May 2024, to present and admit registration of this GPA.

Witnesses:

1.


ANIL K. JAIN
Plot. Hari Prasad
H. No 102, Sector 14
Gurgaon - 122001

2.


AKSHI JINDAL
1009A Anand
Golf Course Road
Gurgaon - 122009


RAM SINGH
ADVOCATE
DISTT. COURT, GURUGRAM


Pooja Tikey
32 Wtm. Tikey
C-21 main Nagan
New Delhi

