

Non Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 18/01/2023

Certificate No. G0R2023A893

GRN No. 98400001

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

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Taj Real Estate pvt ltd

H.No/Floor : G14/gf Sector/Ward : / LandMark : Jangpura extn

City/Village : New delhi District : New delhi State : Delhi

Phone: 99\*\*\*\*\*94

**Buyer / Second Party Detail**

Name : Spiti Projects Llp

H.No/Floor : 14G Sector/Ward : Na LandMark : Jangpura extn

City/Village : New delhi District : New delhi State : Delhi

Phone : 99\*\*\*\*\*94

Purpose : GENERAL POWER ATTORNEY

69  
19/01/2023

THE SECTOR REGISTRAR

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

### **POWER OF ATTORNEY**

This General Power of Attorney (hereinafter referred to as the "GPA") is executed on 18<sup>th</sup> January, 2023 by:

**TAJ REAL ESTATE PVT LTD**, a Private Limited company incorporated under the companies Act 1956, having its registered office at **G 14, GROUND FLOOR, JANGPURA EXTENTION, NEW DELHI Delhi 110014** through its director, **Mr. ASHISH DALAL**, Adhaar no (5097 8303 7888), duly authorized vide the resolutions of the board passed in the meetings held on 18<sup>th</sup> January 2023 (hereinafter referred to as the "**Executant**"/", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);

### **IN FAVOUR OF**

**SPITI PROJECTS LLP**, LLPIN: ABZ-8812, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at **G-14 , GROUND FLOOR ,JANGPURA EXTENTION, NEW DELHI Delhi 110014**, through its authorized signatory, **Mr. Manish Bhupinder Kumar Bakshi**, Adhaar no.( 6535 1703 9482) duly authorized to sign this Power of Attorney vide Board Resolution dated 18<sup>th</sup> January 2023 hereinafter called the "**Developer**", which expression unless repugnant or opposed to the context thereof shall include its subsidiaries, successors-in-interest, representatives, administrators and assigns etc.).

The Executant and the Developer are hereinafter collectively referred to as the "**Parties**", and individually referred to as the "**Party**".

For TAJ REAL ESTATE (P) LTD.

*Ashish Dalal*  
Authorized Signatory

1

For SPITI PROJECTS LLP

*MB*  
Authorized Signatory



Reg. No.

Reg. Year

Book No.

69

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ASHISH DALALOTHER TAJ REAL ESTATE PVT LTD Ashish Dalal

प्राधिकृत :- thru MANISH BHUPINDER KUMAR BAKSHIOTHERSPITI PROJECTS  
LLP MB

गवाह 1 :- Partap Singh Namberdar 5/1/4/5

गवाह 2 :- CHANDERBHAN 5/1/4/5

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 69 आज दिनांक 19-01-2023 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 15.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 107 के पृष्ठ संख्या 12 से 16 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 19-01-2023

उप/संयुक्त पंजीयन अधिकारी( फरखनगर )



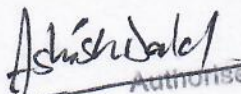
**WHEREAS:**

- A. The Executant is the sole and absolute owner and has all rights, title and interest in the land admeasuring **6.325 acres approx.** comprised in the **Rectangle no. 30//**, Killa no. 16/2 min (0-17), 17 min (5-02), 24/2(6-12), 25(8-0), 16/2 min(2-12), **Rectangle no 46//**, Killa no 16/2(2-04), 17/2 (2-04), 18/1/2 (1-02), 18/2(4-0), 19(8-0), 20/1(4-12), 20/2(1-07) **Rectangle no 120//**, Killa no 11/1(4-0), situated in the revenue estate of village Farukhnagar, Sub-tehsil Farukhnagar, Sector 3, Farukhnagar, Haryana (hereinafter referred to as the "**Land**");
- B. The Executant has entered into a MOU and Agreement dated [18<sup>th</sup> January 2023] (hereinafter referred to as the "**MOU and Agreement**") with the Developer, in terms of which the Executant has granted the entire Development Rights over the Land;
- C. The entire Development Rights of the Land are irrevocably, unequivocally and permanently granted, transferred, sold, conveyed and assigned to the Developer, free from all Encumbrances, charges or litigations of any nature whatsoever, along with all rights, title and interest in the Project Land with such other ancillary and incidental rights, benefits, interests, easements, privileges and appurtenant thereto, free from any Encumbrances.
- D. In terms of the MOU and Agreement, the Executant 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 including for constructing, developing, selling, mortgaging, obtaining loan on entire Project Land and/or part thereof.


**NOW, THEREFORE, THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY**, the Executant do hereby irrevocably appoint, nominate and constitute the Developer and Developer's authorized officers as authorized by the Developer, from time to time, as and to be the true and lawful attorney of the Executant and empower the Developer to do all or any of the following acts, deeds and things for and on behalf of the Executant in its sole and absolute discretion, that is to say:

1. To enter upon and take sole possession and control of the Land and every part thereof for the purpose of development, construction, marketing, sale, branding, implementation, monetization, promotion, booking, allotment, lease, license, disposal, transfer, execution, completion and full implementation of the Project and the Land and to remain in sole possession and control of peaceful enjoyment of the Project and the Land or any part thereof until the completion of the development of the Project and the marketing, leasing or sale of the built up area/units on the Land or any part thereof.
2. To make, apply, modify, file, follow up, withdraw applications, declarations, certificates and submit the same to the concerned governmental authority including DTCP in respect of Approvals for the Project in its own name or in the name of the Executant, including but not limited to the occupation certificate, completion certificate and the Approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and Common Areas and facilities, building plans for the Project, to be constructed on the Land, and to carry out the same under the Approvals, sanctioned layout plan, and under order of any governmental authority and acquire all relevant Approvals for obtaining water and electricity connections, drainages, and Approvals for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer and to deal with or appear before any Governmental Authority in relation to such Approvals.
3. To appoint, employ or engage contractors, architects, surveyors, engineers, sub-contractors, labour, workmen, personnel or other persons to carry out the planning, designing, development, construction, marketing, sales, launch, conveyance, transfer, lease, license, disposal, monetization, operation, management and like of the Project.

For TAJ REAL ESTATE (P) LTD.

  
Authorized Signatory

For SPITI PROJECTS LLP.

  
Authorized Signatory



4. To carry out planning, designing, conceptualization of the Project, all the infrastructure and related work construction and development for the Project, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations, landscaping and all other Common Areas and facilities for the total area to be constructed on the Project Land, and to set up site offices, marketing offices and construct sample units and manage the Project, the Project Land and the common areas constructed upon the Project itself or through a nominee.
5. To exercise full, free, uninterrupted, unfettered, absolute, exclusive and irrevocable marketing, leasing, licensing, launching (in phases or all together), advertising, alienation, sale or other form of disposal rights in the Project by way of sale, lease, license, allotment or any other manner of transfer or creation of third party rights therein and other forms of disposal and monetization; in respect of the Units, Project and related undivided interests in the Project Land and enter into agreements, legal and statutory writings with all intending Purchasers for marketing, leasing, licensing or sale, to receive and appropriate proceeds and give receipts and hand over ownership, possession, use or occupation of the Units.
6. To enter into agreements, conveyance deeds, allotment agreements, builder buyer agreements, supplementary agreements, allotment letters, transfer deeds, assignment deeds, sale deeds, lease deeds, settlement deeds, license agreements, addendums, rectifications and the like, with the Purchasers for itself and for and on behalf of the Executant with respect to the Project, on such terms and conditions as deemed fit by the Developer and present the same for registration for itself, and for and on behalf of the Executant, with all intending Purchasers, and on such marketing, leasing, licensing or sale, to receive, and appropriate the full and complete proceeds from the sale, transfer, conveyance, lease, license, revenue share, monetization and like and give receipts upon receipt of the same and hand over ownership, possession, use or occupation of the Units.
7. To make payment and/ or receive the refund of all deposits to and from all public or governmental authorities or public or private utilities relating to the development of the Project paid by the Developer, in the manner the Developer may deem fit.
8. To surrender any portion of the Project Land (as may be required under the Applicable Laws) to the governmental authorities or any such area falling under the set-back area or under any reservation to the governmental authorities in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondences.
9. To create security/ mortgage/ encumbrance/ charge/ lien on the Project Land or any part thereof, the Project, the Development Rights, and to execute and present for registration as deemed fit by the Developer, all documents including but not limited to mortgage deeds, memorandum of entry, declaration, guarantees, hypothecation deeds, loan agreements, debenture trust deed, debenture subscription agreements, trust deed, pledge, no objection certificates, declaration, affidavits, powers of attorney, etc. and the like, for itself and for and on behalf of the Executant as may be required to record or create such security/ mortgage/ encumbrance/ charge/ lien, and, or, to call upon the Executant to execute all documents including but not limited to mortgage deeds, memorandum of entry, declaration, guarantees, hypothecation deeds, loan agreements, debenture trust deed, debenture subscription agreements, trust deed, pledge, no objection certificates, declaration, affidavits, powers of attorney, etc. as may be required to record or create security/ mortgage/ encumbrance/ charge/ lien and the like.
10. To take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the Applicable Laws and the MOU and Agreement in the event of default on the part of Executant to do so at the cost and expense of the Executant.
11. To generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in the MOU and Agreement and all acts, deeds and things that may be required for the planning, designing, development and construction, marketing, sales, launch, conveyance, transfer, lease, license disposal, monetization, operation, mortgage, management and like of the Project Land and the Project and the Project FSI.

For TAJ REAL ESTATE (P) LTD.

*Aakash Dabhi*

Authorised Signatory

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For SPITI PROJECTS LLP

*MB*

Authorised Signatory



प्रलेख न:69

दिनांक:19-01-2023

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	फर्रुखनगर
गांव/शहर	Farrukhnagar
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0R2023A893	स्टाम्प की राशि 1000 रुपये
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Drafted By: Tej Pal Sharma Adv	
Service Charge:200	

यह प्रलेख आज दिनांक 19-01-2023 दिन गुरुवार समय 1:41:00 PM बजे श्री/श्रीमती /कुमारी TAJ REAL ESTATE PVT LTD thru ASHISH DALALOTHER निवास NEW DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Ashish Dalal

हस्ताक्षर प्रस्तुतकर्ता  
TAJ REAL ESTATE PVT LTD

उप/संयुक्त पंजीयन अधिकारी (फर्रुखनगर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SPITI PROJECTS LLP thru MANISH BHUPINDER KUMAR BAKSHI OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namberdar पिता --- निवासी Shekpur Majri Tehsil Farrukhnagar Distt Gurugram व श्री/श्रीमती /कुमारी CHANDERBHAN पिता RAMESHWAR निवासी NAJAFGARH 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 (फर्रुखनगर)



12. To exercise the sole right to sell, convey, transfer, lease, license, dispose, monetize the Project or its areas (including the Units forming part of the land owner's Area Share), in such manner and on terms, as may be deemed appropriate by the Developer, to execute documents in respect of the Executant's Area Share, for allotment, sale, conveyance, transfer, lease, license disposal, monetization of the entire built-up/ carpet/ super area over the Project.
13. To manage the Project, Project Land and the common areas constructed upon the Project Land.
14. To form the association and thereafter transfer/ assign such right of maintenance to the association or maintenance agency.
15. To make, apply to the Registrar of Societies for forming an association and to deal with the Registrar, State Registrar and the National Registrar of societies on any issue relating to the formation etc of the association.
16. To launch the Project and issue advertisements in such mode as may be deemed fit by the Developer and announce the development, construction, marketing, sale, execution, branding, implementation and monetization of the Project and invite prospective Allottees, lessees, licensees etc. for allotment and sale of the Saleable Area and have the unhindered right to the marketing, branding and promotion of the Project.
17. To permit home loans/ housing finance/ other financing to the Purchasers in the Project and to do all such acts, deeds and things, as may be necessary, incidental or ancillary including signing of documents, affidavits, NOCs etc. as may be a requirement of the customers/ buyers/ banks and/ or financial institutions for grant of such loans.
18. To undertake and execute as a Promoter, all acts, deeds and things that may be required under or in relation to the RERA and all rules, notifications and directions under or in relation to the same. To appear before the Haryana Real Estate Regulatory Authority, its appellate authority and all courts and tribunals having related jurisdiction, and defend, settle, compromise or abandon any legal proceeding and other matters concerning the Project or any part thereof; or proceeding and other matters concerning the development of the Project on the Project Land and to appear and act in all courts, original or appellate, and other government and private offices (including the Haryana Real Estate Regulatory Authority) and to sign, verify and present pleadings, plaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable for the prosecution of the above causes 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 Developer shall think expedient and proper to do so in relation to the Project and the Project Land.
19. To manage the Project Land and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Project Land with any concerned authority, to deal with such authorities and to obtain the receipts, 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 court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Project Land and to take appropriate steps in accordance with law, to abate all nuisance.
20. To appear on its own behalf and on behalf of the Executant, before any Governmental Authority including (and not limited to) Director General Town and Country Planning, Chandigarh, Haryana Sehkari Vikas Pradhikaran formerly Haryana Urban Development Authority, Gurugram Metropolitan Development Authority, Municipal Corporation of Gurugram, 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, Dakshin Haryana Bijli Vitran Nigam, Haryana Vidyut Prasaran Nigam Limited, Real Estate Regulatory Authority, Survey of India, Municipal Corporation of Gurgaon, Fire Department, Airport Authority of India, Building & Other

For TAJ REAL ESTATE (P) LTD.

*Achish Dada*

Authorised Signatory

For SPITI PROJECTS LLP

Authorised Signatory



Construction Workers Department, Labour Department, Central Ground Water Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission, Approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights vested in it by virtue of the MOU and Agreement as required under Applicable Laws, rules, regulations, orders, notifications in relation to the Project or the Project Land and for the purposes incidental thereto.

21. To apply for and obtain all such licenses, Approvals for the Project and the Project Land (including environmental approvals and fire clearances), permissions, consents, sanctions etc. as may be required and as set forth in the MOU and Agreement, in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, meter installed or changed including enhancement of load, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/ or to be done on the Project Land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnity deeds and documents as may be required for the aforesaid purpose.
22. To charge and recover the EDC and IDC amounts from any apartment buyers/ Allottees in the Project and all such amounts shall be appropriated in the terms of the MOU and Agreement.
23. To deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the applicable Laws, any Governmental Authority in relation to the Project development and necessary for the full, free, uninterrupted and exclusive construction of buildings on the Project Land.
24. In the event of any failure by the Executant to pay any such taxes, duties, cess, levies etc. as per the terms of the MOU and Agreement, the Developer shall have the right, but not the obligation, to pay all such taxes, on behalf of the Executant and the Executant agrees that the Executant shall be liable to reimburse the same to the Developer.
25. To set up, install and make provision for the various facilities / services at the Project as may be required under the applicable Laws and/or rules made there under, demarcate the common areas and facilities, and the limited common areas and facilities in the Project, as per the lay out plan and to file and register all requisite deeds and documents under the Haryana Apartment Ownership Act, 1987 including the deed of declaration.
26. To generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in the MOU and Agreement and all acts, deeds and things that may be required for the development, construction, sale, mortgage and implementation of the Project and for compliance with the terms of the MOU and Agreement.
27. To carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time.
28. To obtain completion certificate and occupation certificate in respect of the Project or any part thereof.
29. To assign all benefits, rights, entitlements, interest and obligations forming part of the Development Rights (in whole or in part) in favour of any Affiliate of the Developer or its partners.
30. To represent and apply for and arrange mutation, record changes, in all official records of the Governmental Authorities in respect of part or full transfer of the Project, or any area/ space/ units in the Project as may be deemed appropriate by the Developer.

*Achish Dahi*

*MB*



31. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the Project and/or the Project Land or any part thereof and to appear and act on all judicial, quasi-judicial matters before any Governmental Authority, court, tribunal, authority, department, body and private offices and to do any of the following whenever the Developer shall think expedient and proper to do so:
- (i) To engage or appoint a legal practitioner(s)/advocate(s) to conduct the same and to sign power(s) of attorney / vakalatnama in its behalf;
  - (ii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to follow up and proceed in all the proceedings filed in our name and on our behalf;
  - (iii) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (iv) To produce or summon or receive back any documentary evidence;
  - (v) To make and present to the court, tribunal, authority department or body any application in connection therewith;
  - (vi) To take and file compromise or to refer such suit or claim to arbitration;
  - (vii) To deposit and withdraw any money(s) in connection with such suit;
  - (viii) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (ix) To apply for inspection and inspect documents and records of any court;
  - (x) To obtain copies of documents and papers;
  - (xi) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as the Developer may deem fit in connection with any such suit, application or appeal, etc.;
  - (xii) In respect of the Project, and/or the Project Land, to compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decretal amount, to issue receipt, to take every step necessary for the same;
  - (xiii) To appoint an arbitrator on behalf of the Executant in any arbitration proceedings with respect to any dispute with any third party including any contractors, Purchasers, Governmental Authority etc. It is hereby clarified that in any dispute between the Executant and the Developer, the Executant shall itself appoint its nominee arbitrator as per the MOU and Agreement;
  - (xiv) To appoint further attorney and to cancel or revoke the powers conferred upon such attorney; and
  - (xv) 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.



32. In case the Project Land/ the Project or any part thereof including the buildings or structures appurtenant thereto or any part thereof is notified for acquisition or requisitioning, to appear before the acquisition or requisitioning authorities, then, to file applications, objections, claims for compensation or otherwise, to receive compensation and to prosecute such proceedings and to do all other acts, deeds, matters and things as may be necessary in that behalf.
33. To warn off and prohibit and if necessary proceed against in due course of law against all trespassers on the Project Land/units/common areas and to take appropriate steps whether by action or otherwise to abate all nuisance.
34. To appoint further 1 (one) or more, substitute and to remove and/or reappoint in place and instead of the Developer and confer upon such substituted attorney all or any of the powers conferred herein.
35. The powers conferred upon the Developer, by virtue of this GPA may be exercised by any director, officer or general attorney or attorneys of the Developer appointed before or after execution of these presents.

The Executant, hereby declare that this GPA is given in favour of the Developer and accordingly, the powers conferred herein upon the Developer can be exercised by any of its directors/ authorised representative(s) duly authorized under a resolution passed in the meeting of the board of directors of the Developer.

The Executant hereby declare that all acts, deeds, matters and things given or done by the Developer as for the aforesaid purpose shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed, sealed and delivered given or made by the Executant.

The Executant undertake and confirm that if required for whatever reasons and on the instruction of the Developer, the Executant shall execute or cause to execute such documents as may be required by the Developer to give full effect to the powers granted to the Developer hereinabove.

This GPA can not be cancelled, revoked or modified without the prior written consent of the Developer and the Executant hereby agrees to ratify and confirm all acts, deeds and things that the Developer shall or may lawfully do or cause to be done in pursuance of this GPA including the appointment of further attorney(s).

The Executant, do hereby declare that this GPA shall be equally binding on its representatives, nominees, successors, executors, liquidators and assigns.

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the MOU and Agreement dated 18<sup>th</sup> January, 2023 executed between the Executant and the Developer.

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For TAJ REAL ESTATE (P) LTD.

*Achish Dada*

Authorised Signatory

For SPITI PROJECTS LLP


*MB*

Authorised Signatory




IN WITNESS WHEREOF Executant hereto has hereunto set and subscribed its hands on this GPA on the day, month and year first above written in the presence of the following witnesses who have signed these presents in the presence of the Executant:

EXECUTANT

For TAJ REAL ESTATE PVT LTD For TAJ REAL ESTATE (P) LTD.  Authorised Signatory	Mr. Ashish Dalal
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WE ACCEPT

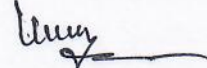
For SPITI PROJECTS LLP For SPITI PROJECTS LLP  Authorised Signatory	Mr. Manish Bhupinder Kumar Bakshi
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WITNESSES:

1.

62141/4  
प्रताप सिंह नमवरदार  
गाँव शेखपुरा माजरी  
तह. फरसखनगर, जि. मुझगाँव

Drafted by  
TEJAL KUMAR  
19/01/2023

  
— एहि जाग 81. रोमेश्वर आदल  
फि - 1160 जोगपाल गाँव  
नमबर 1 ई डि ली