



उत्तर प्रदेश UTTAR PRADESH

1

BH 922612

(26)

83483

03211

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 29th day of August, 2019 by and

BETWEEN

RAMPRASTHA PROPERTIES PVT. LTD., 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi - 110057, through its authorized signatory Mr. Nitesh Kumar S/o Mr. Madhav Singh R/o A - 11, Gali No.18, Dayalpur, New Delhi - 110094, duly authorized vide resolution dated 28th August, 2019.

And

MAHAMAYAISPAT UDYOG PVT. LTD., 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi - 110057, through its authorized signatory Mr. Chetan Prakash Sharma S/o Mr. Naveen Prakash Sharma R/o House No.90, Sainik Vihar, Phase - 3, Mohan Garden, Uttam Nagar New Delhi - 110059, duly authorized vide resolution dated 28th August, 2019.

For Ramprastha Properties Pvt. Ltd.

Nitesh Kumar
Auth. Sign

For

Chetan Prakash Sharma
Auth. Sign

For Harjas Pictures (P) Ltd.

Harjas Pictures (P) Ltd.
Auth. Signatory

Auth. Signatory

For Ramprastha Urban Development Pvt. Ltd.

Ramprastha Urban Development Pvt. Ltd.
Auth. Signatory

Auth. Signatory

कम संख्या: 51 दिनांक: 28 AUG 2019

स्टाम्प प्रत्य करने का प्रयोजन

स्टाम्प केला का नाम व पूरा पता

स्टाम्प की पंजीकृत

सुमन गोयल - स्टाम्प विक्रेता

लाइसेंस नम्बर 403

अवधि: 01/08/2019 से 31/07/2020

संख्या नं० 11 तहसील कम्पाउन्ड, गाजियाबाद

मुख्यारनामा आम

वही सं०: 4

रजिस्ट्रेशन सं०: 3780

वर्ष: 2019

प्रतिफल: 0 स्टाम्प शुल्क - 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग - 580

श्री नितेश कुमार (रामप्रस्था प्रोप),

पुत्र श्री महादेव सिंह

व्यवसाय: अन्य

निवासी: ए 11 गली नं० 18 दयालपुर नई दिल्ली

Nitesh



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:36:49 PM को निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभारी

उप निबंधक, सदर पंचम

गाजियाबाद

29/08/2019

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक



2

And

✓ HARIAS PICTURE PVT. LTD., C-168 Ramprastha Colony, Ghaziabad, U.P., through its authorized signatory Mr. Pawan Kumar, S/o Mr. Krishan Pal R/o Janakpuri, Block A, Sahibabad, Ghaziabad - 201005, duly authorized vide resolution dated 28th August, 2019

And

✓ ANJU YADAV D/O CH. BALWANT SINGH R/O 6/7, Shanti Niketan, Chanakya Puri, New Delhi-110021.

And

✓ KANTA YADAV W/O RAJ SINGH YADAV R/O WZ-538, Vill. Madipur, Paschim Vihar, New Delhi-110063.

For Ramprastha Properties (P) Ltd. *Nitesh* Auth. Sign
For Maha Maya Ismail Udyog *Chela* Auth. Sign
For Harjas Pictures (P) Ltd. *Pawan Kumar* Auth. Signatory
For Ramprastha Urban Development Pvt. Ltd. *Anju* Auth. Signatory
For Ramprastha *Kanta Yadav* *SM*


आवेदन सं०: 201900739083483

वही सं०: 4

रजिस्ट्रेशन सं०: 3780

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

श्री नितेश कुमार(रामप्रस्था प्रौप), पुत्र श्री महादेव सिंह

निवासी: ए 11 गली न० 18 दयालपुर नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 2

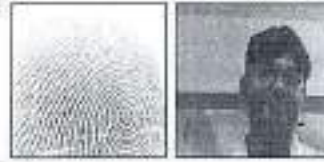


श्री हरजस पिववर प्रा० लि० के द्वारा पवन कुमार, पुत्र श्री कृष्ण पात

निवासी: जनकपुरी ब्लाक ए सा०बाद गा०बाद

व्यवसाय: अन्य

मुख्तार कर्ता: 3



श्रीमती अंजु यादव, पुत्री श्री चौ० बलवन्त सिंह

निवासी: 6/7 शांति निकेतन चापकपुरी नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 4



श्रीमती कान्ता यादव, पत्नी श्री राज सिंह यादव

निवासी: डब्लू जेड 538 ग्राम मादीपुर पश्चिम विहार नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 5



श्री सुरत सिंह, पुत्र श्री दीप चन्द

निवासी: बी 23/25 कैलाश कालोनी नई दिल्ली

व्यवसाय: अन्य





उत्तर प्रदेश UTTAR PRADESH

3

FC 315140

And

SURAT SINGH S/O LT. DEEP CHAND R/O B - 23/25, Kailash Colony,
New Delhi - 110048.

AND

RAMPRASTHA URBAN DEVELOPMENT PVT. LTD., Flat No.08, B-23/25,
Kailash Colony, New Delhi-110048, through its authorized signatory
Mr. Kunal Arora S/o Mr. Ramesh Chander Arora R/o 85, 3rd Floor,
National Park, Lajpat Nagar-IV, New Delhi - 110024, duly authorized
vide resolution dated 28th August, 2019.

For Ramprastha Urban Development Pvt. Ltd.
Kunda Yadav
For Maha Pictures (P) Ltd.
Auth. Signatory
For Harjas Pictures (P) Ltd.
Auth. Signatory



कम नं० १०
 दिनांक २७-८-११
 श्री राम प्रस्था अर्बन डवलपमेंट प्रा० लि०
 ५०१५ अरोडा रोड अरोडा जिला अरोडा

श्री राम प्रस्था अर्बन डवलपमेंट प्रा० लि०
 अरोडा जिला अरोडा

कम नं० १०
 दिनांक २७-८-११
 श्री राम प्रस्था अर्बन डवलपमेंट प्रा० लि०
 ५०१५ अरोडा रोड अरोडा जिला अरोडा

मुख्यतः कर्ता: ६
 श्री महामाया इस्पात प्रा० लि० के द्वारा प्रकाश
 शर्मा, पुत्र श्री नवीन प्रकाश शर्मा
 निवासी: म० नं० ५० सैनिक विहार फेस ३ मोहन गार्डन उत्तम
 नगर नई दिल्ली
 व्यवसाय: अन्य
 मुख्तार: १



श्री रामप्रस्था अर्बन डवलपमेंट प्रा० लि० के द्वारा कुनाल
 अरोडा, पुत्र श्री रमेश चन्द्र अरोडा
 निवासी: ४३ तृतीय तल नेशनल पार्क ताजपत नगर ४ नई
 दिल्ली
 व्यवसाय: अन्य



ने निष्ठादन स्वीकार किया। जिनकी पहचान
 पहचानकर्ता: १

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह
 निवासी: ग्राम सादत नगर इकला गा० बाद
 व्यवसाय: अन्य
 पहचानकर्ता: २



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा
 निवासी: सैकिल बी १६८ नेहरू नगर गा० बाद
 व्यवसाय: अन्य



रजिस्ट्रार अधिकारी के हस्ताक्षर

ने की। प्रत्यक्ष: १४ साक्षियों के निशान अंगुलि निपमानुसार
 लिए गए हैं।
 टिप्पणी:

दुषानन्द प्रभारी
 उपनिबंधक: सदर पंचम
 गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
 निबंधक लिपिक

यहाँ से वापस आकर मैंने २००२ का रिज
केसब नमोनी गठकट लगे अनाथ असेडा





उत्तर प्रदेश UTTAR PRADESH

5

FC 315138

2. That the consortium shall be formed and operated with M/s **Ramprastha Urban Development Pvt. Ltd** acting as the Developer, the lead firm. Further M/S Ramprastha Urban Development Pvt Ltd. is Solely responsible for sale, purchase, construction, all liabilities & Legal boundations regarding the project proposed to be constructed on the consortium land.
3. That the consortium has been formed with an object of development of group housing project in the state of Uttar Pradesh and for submitting the group housing plan to the Ghaziabad Development Authority/other Govt. Authority and getting other approval from the various Govt. Dept. for development of group housing projects in the state of Uttar Pradesh.
4. That the consortium shall be deemed to have come into existence with effect from the date of execution of this agreement.

For Ramprastha Properties (P) Ltd

For Maha

For Harjas Pictures (P) Ltd.

Auth. Signatory

For Ramprastha Urban Development Pvt. Ltd.

Auth. Signatory



पृष्ठ सं. १४
 दिनांक २२-८-१९
 प्रमाणित करने के लिये
 प्रमाणित करने के लिये
 प्रमाण की संख्या (103)
 प्रमाणित करने के लिये
 प्रमाणित करने के लिये
 प्रमाणित करने के लिये

प्रमाणित करने के लिये प्रमाणित करने के लिये
 प्रमाणित करने के लिये प्रमाणित करने के लिये





उत्तर प्रदेश UTTAR PRADESH

6

FC 315137

5. That the consortium members have mutually decided to appoint M/s *Ramprastha Urban Development Pvt. Ltd* as the Developer, the lead firm.
6. Any member may be added to the consortium with the consent of the members of this consortium agreement.
7. That the member of this consortium shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm of person without obtaining the prior written permission from the members of the consortium.
8. That the share of all the members of the consortium shall be mutually decide later on.
9. That the role and services of individual members shall be decided jointly and with the consent of all the parties. The developer will however be entrusted with the task of the proposed project. In case of any dispute the lead member shall have final say in the matter.

Kanta Isar
Nitesh

For Nitia Maya Legal Udyog Pvt. Ltd.

For Harjas Pictures (P) Ltd.

Auth. Signatory



For Ramprastha Urban Development Pvt. Ltd.

Arshad
Auth. Signatory

क्र. १०३
 दिनांक २२-८-१९
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि
 प्रमाणित किया जाता है कि

श्री रामचंद्र प्रसाद शर्मा जी. की
 सेवा में प्रमाणित किया जाता है कि



प्रमाणित किया जाता है कि

प्रमाणित किया जाता है कि

पत्र सं. 84
 दिनांक 27-8-17
 कृष्ण प्रसाद कश्यप
 (100)
 श्री राज कुमार
 नमस्ते
 17
 श्री राज कुमार

श्री राज कुमार कश्यप
 श्री राज कुमार कश्यप





उत्तर प्रदेश UTTAR PRADESH

8

FC 315135

13. The entire members shall be under obligation of not disclosing any information or terms of any of this consortium agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the consortium agreement shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.
14. Any notice required pursuant to this consortium agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the consortium agreement.

For Kanda Pictures Pvt. Ltd. *Kanda Pictures*
 For Maha Maya Urban Development Pvt. Ltd. *Chandra*
 For Harjas Pictures Pvt. Ltd. *Ramankumar* Auth. Signatory
 For Ramprashad Urban Development Pvt. Ltd. *Chandra* Auth. Signatory
 Advocate *Sudhakar*

५. निम्नलिखित वाक्यों में 'अ' के अर्थ को समझिए।
 (क) अन्धकार में अन्धकार फैला हुआ था।
 (ख) अन्धकार में अन्धकार फैला हुआ था।





उत्तर प्रदेश UTTAR PRADESH

9

FC 315134

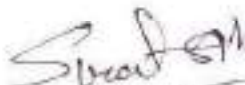
15. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.
16. The consortium agreement shall be valid and enforceable till the completion of the given project.

In witness whereof, the member have executed this consortium agreement on this 29TH day of August, 2019 and have caused this consortium agreement to be signed on their behalf in the manner set below:

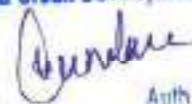

 Ranta Yadav
 For Ramprastha Properties (P) Ltd.
 Auth. Sign


 Chandra
 For Mitha Maya Urban Utility Pvt. Ltd.
 Auth. Sign


 Ravankar
 For Rajas Fisheries Pvt. Ltd.
 Auth. Signatory


 Suresh

For Ramprastha Urban Development Pvt. Ltd.


 Gundare
 Auth. Signatory

३/४
 २४-८-१९
 १०९
 १७
 १७

17
11/11/2011



The following are some of the most common types of errors:

For Ramprastha Properties (P) Ltd.

[Signature]

10

For Mahamaya Ispat Udyog Pvt. Ltd.

[Signature]

Surat Singh

[Signature]

Kanta Yadav

Kanta Yadav

Anju Yadav

[Signature]

For Harjas Picture Pvt. Ltd.

[Signature]

For Harjas Pictures (P) Ltd.

[Signature]
Auth. Signatory

For Mahamaya Ispat Udyog Pvt. Ltd.
Properties Pvt. Ltd.

[Signature]

For Ramprastha

For Ramprastha Urban Development Pvt. Ltd.

[Signature]
Kanta Yadav



For Ramprastha Urban Development Pvt. Ltd.

[Signature]
Auth. Signatory







उत्तर प्रदेश UTTAR PRADESH

11

FC 315133

For Ramprastha Properties (P) Ltd.

[Signature]

Auth. Sign

For Maheshwari Urban Development Pvt. Ltd.

[Signature]

Auth. Sign

For Harjas Pictures (P) Ltd.

[Signature]

Auth. Signatory

Witnesses

[Signature]

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh

R/o. Vill Sadat Nagar Ikla Ghaziabad.

For Ramprastha Urban Development Pvt. Ltd.

[Signature]

Auth. Signatory

[Signature]
[Signature]
Kanta Yadav
2. Abhishek Kumar S/o. Dhanpal Singh
No II - B - 168, Nehru Nagar C-2-B

[Signature]



क्रमांक २५३ २२-८-१९
 स्टाफ की दिशा
 स्टाफ अथवा अन्य व्यक्ति
 स्टाफ के साथ या उसके बिना
 स्टाफ की दिशा
 श्रीमती सुभाषा देवी १३-४३९
 स्टाफ के साथ या उसके बिना
 १९
 श्रीमती सुभाषा देवी

श्रीमती सुभाषा देवी के द्वारा
 श्रीमती सुभाषा देवी के द्वारा

आवेदन सं०: 201900739083483

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 237 से 266 तक क्रमांक 3780 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

२१
 दयानन्द प्रभारी
 उप निबंधक : सदर पंचम
 गाजियाबाद
 29/08/2019



भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिवेशक सदस्य पत्रक काजिवादा क्रम 2019140015335

आवेदन संख्या : 201900739083215

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या प्राप्ति का नाम काका काका

लेख का प्रकार मुलाकात का

प्रतिफल की अवधि 0 / 0

1. रजिस्ट्रार ऑफिस शुल्क 500

2. प्रतिनिधित्व शुल्क 80

3. निरीक्षण का काल शुल्क

4. मुलाकात के अधिनियमों का शुल्क

5. जमीन शुल्क

6. विविध

7. वार्षिक मूल्य

1 से 6 का कुल योग 580

शुल्क प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

विशेष रूप से प्रतिनिधि का काल

प्रमाण पत्र प्राप्त करने का दिनांक 2019-08-29 00:00:00

रजिस्ट्रार ऑफिस के द्वारा

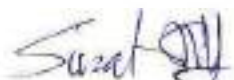
Ramprastha Properties Pvt. Ltd.

Marketing Office : C-168, Ramprastha Colony, Ghaziabad-201011
Ph.: 0120-4778444 Fax: 0120-4104841

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S RAMPRASTHA PROPERTIES PRIVATE LIMITED HELD ON 28TH AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI - 110057

RESOLVED that Mr. Nitesh Kumar S/O Shri Madhav Singh R/O A - 28, Agar Nagar, Prem Nagar - 3, Kirari, New Delhi - 110086, authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company.

FOR RAMPRASTHA PROPERTIES PVT. LTD.


Surat Singh Yadav

(Director)

Din No. 01745956

Mahamaya Ispat Udyog Pvt. Ltd.

Marketing Office : C-168, Ramprastha Colony, Ghaziabad-201011
Ph.: 0120-4778444 Fax: 0120-4104841

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S MAHAMAYA ISPAT UDYOG PRIVATE LIMITED HELD ON 28TH AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI – 110057

RESOLVED that MR. Chetan Parkash Sharma S/O Shri Naveen Parkash Sharma R/O House No.90, Sainik Vihar, Phase – 3, Mohan Garden, Uttam Nagar New Delhi – 110059, authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR MAHAMAYA ISPAT UDYOG PRIVATE LIMITED



Surat Singh Yadav

(Director)

Din No. 01745956

Harjas Pictures Pvt. Ltd.

Marketing Office :- C-169, Ramprastha Colony, Ghaziabad-201011

Ph. 0120-4778444 Fax: 0120-4104841

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S HARJAS PICTURES PRIVATE LIMITED HELD ON 28TH AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI - 110057

RESOLVED that Mr. Pawan Kumar S/O Shri Krishan Pal R/O Janakpuri, Block A, Sahibabad, Ghaziabad - 201005 authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR HARJAS PICTURES PVT. LTD



Surat Singh Yadav

(Director)

Din No. 01745956



Ramprastha Urban Development Pvt. Ltd.

Marketing Office: Ramprastha Greens,
Vaishali Extension, Ghaziabad-201010
Tel : 0120-4557887 4086444
Fax : 0120-4557886

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF
DIRECTORS OF M/S RAMPRASTHA URBAN DEVELOPMENT PRIVATE LIMITED
HELD ON 28TH AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE FLAT
NO.08, B – 23/25, KAILASH COLONY, NEW DELHI – 110048**

RESOLVED that Mr. Kunal Arora S/O Shri Ramesh Chander Arora R/O 85, 3rd Floor, National Park, Lajpat Nagar – 4, New Delhi – 110024, authorised representative of the company, he and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR RAMPRASTHA URBAN DEVELOPMENT PVT. LTD



Pradeep Yadav
(Director)
Din No. 02245358



उत्तर प्रदेश UTTAR PRADESH

1

FC 315131

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 by Mr. Nitesh Kumar S/o Mr. Madhav Singh R/o A - 28, Agar Nagar, Prem Nagar - 3, Kirari, New Delhi - 110086, for on behalf of M/s Ramprastha Properties Pvt. Ltd. (CIN: U74899DL1981PTC012731) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057 (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN: U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL"). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Ramprastha Properties (P) Ltd
Nitesh
July 2019

आवेदन सं०: 201900739083214

100

मुख्याधिकारी आम

वही सं०: 4

रजिस्ट्रेशन सं०: 3778

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य- 0 पंजीकरण शुल्क- 500 प्रतिलिपिकरण शुल्क- 80 योग: 580

श्री नितेश कुमार(रामप्रसा गोप),

पुत्र श्री महादेव सिंह

व्यवसाय: अन्य

निवासी: ए 28 अगर नगर प्रेमनगर-3, किरारी, नई दिल्ली

Nitesh



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:46:23 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दामानन्द प्रभारी

उप निबंधक : सदर पंचम

गाजियाबाद

29/08/2019

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक

Khasra No.	FasilVarsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
69M	1421-1426	1	00176	5462

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

(Signature of the Applicant (P) Ltd)

Signature

आवेदन सं०: 201900739083214

बही सं०: 4

रजिस्ट्रेशन सं०: 3778

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

श्री नितेश कुमार(रामप्रस्था प्रोप), पुत्र श्री महादेव सिंह

निवासी: ए 28 अगर नगर प्रेमनगर-3, किरारी, नई दिल्ली

व्यवसाय: अन्य

Nitesh



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: शादतनगर इकता गांववाड

व्यवसाय: अन्य

पहचानकर्ता: 2

Deendra

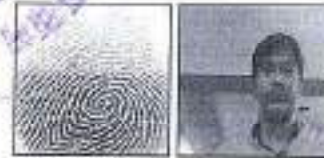


श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिन्ड बी 168 नेहरू नगर गांववाड

व्यवसाय: अन्य

Abhishek



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

Dayanand
दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;



For Ramprastha Properties (P) Ltd.

Nitesh

Auth Sign

For Ramprastha Properties (P) Ltd.

Nitesh

Auth Sign

3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Rampal & Associates (P) Ltd



Auth Sign

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;

For Ramprasad Development Ltd

Nitesh
Nitesh Singh

11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;
12. To execute on behalf of the Land Owner:
 - (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;

For Rampratha Properties (P) Ltd



Auth Sign

13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

For Ramprashtha Properties (P) Ltd



Auth. Sign

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.
Dated this 29th August 2019

For Ramprash Properties (P) Ltd



Auth Sign



For Ramprastha Properties (P) Ltd



Auth Sign

Nitesh Kumar
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma
R/o. II-B/168, Nehru Nagar, Ghaziabad.



For Ramprastha Properties (P) Ltd




Auth Sign

आवेदन सं०: 201900739083214

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 197 से 218 तक क्रमांक
3778 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दयानन्द प्रभासी
उप निबंधक : सदर पंचम
गाजियाबाद
29/08/2019





उत्तर प्रदेश UTTAR PRADESH

1

FC 315128

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 by Mr. Chetan Prakash Sharma S/o Mr. Naveen Prakash Sharma R/o House No.90, Sainik Vihar, Phase - 3, Mohan Garden, Uttam Nagar, New Delhi - 110059 for on behalf of M/s Mahamayalpat Udyog Pvt. Ltd. (CIN: U74899DL1983PTC015493) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057 (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN: U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL"). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Mahamayalpat Udyog Pvt. Ltd

Chetan
Auth Sign

पत्र सं० ४५२ २३-८-१९
 स्थान की लिपि
 जन्म का पता
 जन्म का पता
 आवेदन सं० 201900739083220
 जन्म की प्रमाणित
 103
 19
 मुख्तारनामा आम

मुख्तारनामा अर्थात् प्रमाणित पत्र
 केवल एक ही बार ही अलग अलग

यही सं०: 4

रजिस्ट्रेशन सं०: 3777

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग : 580

श्री चेतन प्रकाश शर्मा (मै०महामाया),
 पुत्र श्री नवीन प्रकाश शर्मा
 व्यवसाय: अन्य
 निवासी: यून० 90 सैनिक विहार फेस 3 मोहन गार्डन उत्तम नगर नई दिल्ली

Chetan



मे यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:45:32 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभासी
 उप निबंधक :सदर पंचम
 गाजियाबाद
 29/08/2019

गाजियाबाद सदर पंचम लिपिक
 निबंधक लिपिक



Khasra No.	Fasl/Varsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
73MI	1421-1426	1	00169	1405
71M	1421-1426	1	00169	3370

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

For Maha Maya Ispat Udyog Pvt. Ltd



Auth. Sign

आवेदन सं०: 201900739083220

पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 3777

वर्ष: 2019

निष्पादन लेखपत्र वाट सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्तार कर्ता: 1

श्री चेतन प्रकाश शर्मा (मै०महामाया), पुत्र श्री नवीन प्रकाश
शर्मा

निवासी: म०न० 90 सैनिक विहार फेस 3 मोहन गार्डन उत्तम
नगर नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

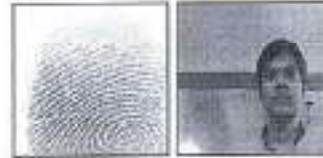
पहचानकर्ता: 2



श्री अभिवेल वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिंड बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।
टिप्पणी:

दयानन्द प्रभासी
उप निबंधक : सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

For Maha Maya Insp. Yog Pvt. Ltd.

Auth Sign

For Maha Maya Insp. Yog Pvt. Ltd.




3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Maha Maya Ispat Udyog Pvt. Ltd.



Anshu Singh

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

For Maha Maya Ispat Udyog Pvt Ltd



Ansh Singh

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filling various applications;

For Maha Maya Ispat Udyog Pvt Ltd



Ansh Singh

14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allotment of the developed units.

For Maha Maya Legal Udyog Pvt. Ltd



Avin Singh

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.
Dated this 29th August 2019

For Maha Maya Iscon Udyog Pvt. Ltd


Ansh Singh



For Maha Maya Ispat Udyog Pvt. Ltd

9

 Auth Sign

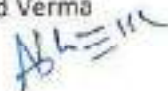
Chetan Prakash Sharma
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh
R/o. VIII Sadat Nagar Ikle Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma
R/o. II-B/168, Nehru Nagar, Ghaziabad.



For Maha Maya Ispat Udyog Pvt. Ltd

 Auth Sign

आवेदन सं०: 201900739083220

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 175 से 196 तक क्रमांक
3777 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
29/08/2019



3776



उत्तर प्रदेश UTTAR PRADESH

1

FC 315130

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 by Mr. Pawan Kumar S/o Mr. Krishan Pal R/o Janakpuri, Block A, Sahibabad, Ghaziabad - 201005 for on behalf of M/s Harjas Pictures Pvt. Ltd. (CIN: U74899DL1981PTC011212) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057 (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Harjas Pictures (P) Ltd.

[Signature]
Auth. Signatory

क्र.सं. 8/4
 दिनांक 22-8-19
 आवेदन सं.: 201900739083218
 नाम श्री पवन कुमार
 पता जयपुरी ब्लाक ए सा.बाद गा.बाद
 मुख्तारनामा आम

मौजरी सम्पत्ति मनीष डायमंड आ.लि.
 केवस मनीषी आ.बाद उनाल मनीषी

बही सं.: 4

रजिस्ट्रेशन सं.: 3776

वर्ष: 2019

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग: 580

श्री पवन कुमार (मै० हरजस पिक्वर),
 पुत्र श्री कृष्ण माल
 व्यवसाय: अन्य
 निवासी: जनकपुरी ब्लाक ए सा.बाद गा.बाद

Pawan Kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:43:32 PM बजे
 निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

दयानन्द प्रभारी
 उप निबंधक : सदर पंचम
 गाजियाबाद
 29/08/2019

गाजियाबाद सदर पंचम लिपिक
 निबंधक लिपिक

201900739083218

201900739083218

Khasra No.	Fasl/Varsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
76MI	1421-1426	1	00182	1520
79MI	1421-1426	1	00181	1340
77/2	1421-1426	1	00264	1140
70MI	1421-1426	1	00189	870

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

For Harjas Pictures (P) Ltd.

Ravinder Kumar
Auth. Signatory

आवेदन सं०: 201900739083218

पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 3776

वर्ष: 2019

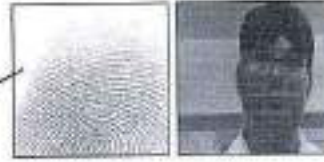
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रतेखानुसार उक्त मुख्तार कर्ता: 1

श्री पवन कुमार (मै० हरजस पिक्वर), पुत्र श्री कृष्ण पात

निवासी: जनकपुरी ब्लाक ए सा०बाद गा०बाद

व्यवसाय: अन्य

Pawan Kumar



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: ग्राम सादतनगर इकता गा०बाद

व्यवसाय: अन्य

Devendra Kumar



पहचानकर्ता: 2

श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिन्दाबी 168 मेहरू नगर गा०बाद

व्यवसाय: अन्य

Abhishek Verma



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षत भद्र साक्षियों के निशान अगुले नियमानुसार लिए गए है।
टिप्पणी:

दयानन्द प्रभासी
उप निबंधक: सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक

26/11/19
26/11/19

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL") which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

For Harjas Pictures (P) Ltd.

Auth. Signatory



For Harjas Pictures (P) Ltd.

Auth. Signatory


3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Harjas Pictures (P) Ltd.


Auth. Signature

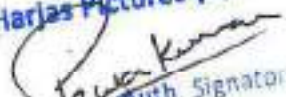
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

For Harjas Pictures (I) Ltd.


Auth. Signatory

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;

For Harjas Pictures (P) Ltd.


Auth. Signator

15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.
18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in the CA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;

For Marjas Pictures (P) Ltd.


Auth. Signature

19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to the CA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.

Dated this 29th August 2019

For Harjas Pictures (P) LTD.


Auth. Signatory



For Harjas Pictures (P) Ltd.

9


Auth. Signatory

Pawan Kumar
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma
R/o. II-B/168, Nehru Nagar, Ghaziabad.




For Harjas Pictures (P) Ltd.


Auth. Signatory

आवेदन सं०: 201900739083218

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 153 से 174 तक क्रमांक
3776 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दयानन्द प्रभारी
उप निबंधक : सगर पंचम
गाजियाबाद
29/08/2019





3782



उत्तर प्रदेश UTTAR PRADESH

1

FC 315132

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 by Ms. Anju Yadav D/o Ch. Balwant Singh, R/o 6/7 Shanti Niketan, New Delhi- 110021(Aadhar No. 2835 0614 4079) (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:-

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN: U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

Khasra No.	Fasli Varsh	Bhag	Khata Sankhya	(Area in Sq. Mtrs)
72M	1421-1426	1	00005	1390

मैने भी समझाया है कि जहाँ जहाँ जाओ
वहाँ वहाँ जाओ जहाँ जहाँ जाओ

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL") which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:



आवेदन सं०: 201900739083213

बही सं०: 4

रजिस्ट्रेशन सं०: 3782

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजबुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्तार कर्ता: 1

कुमारी अशु यादव, पुत्री श्री चौ० बलवन्त सिंह

निवासी: 6/7 शांति निकेतन नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिन्ड बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे निम्नानुसार
लिए गए हैं।
टिप्पणी:

दयानन्द प्रभारी
उप निबंधक / सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;
3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;



4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;

A handwritten signature in blue ink, consisting of a stylized 'X' or 'A' shape with a long horizontal stroke extending to the right.

8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;



12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Ziladar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;



14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

A handwritten signature in blue ink, consisting of a stylized 'A' or 'X' shape with a long diagonal stroke extending upwards and to the right.

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.
Dated this 29th August 2019



Anju Yadav
(Land Owner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh
R/o. Vill Sadat Nagar Ikla Ghaziabad.

Dev

2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma
R/o. II-B/168, Nehru Nagar, Ghaziabad.

Abhishek



आवेदन सं०: 201900739083213

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 289 से 310 तक क्रमांक
3782 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
29/08/2019



3783



उत्तर प्रदेश UTTAR PRADESH

1

FC 315127

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 Mrs. Kanta Yadav W/o Shri. Raj Singh Yadav, R/o WZ - 538, Village Madipur, New Delhi- 110063 (Aadhar No. 5107 0104 4182) (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

Kanta Yadav

क्र.सं. 84
महामंत्री जी के लिए 22-8-19
आवेदन सं०: 201900739083215

श्रीमती कान्ता यादव की त. प्रमाणित का-बि
कान्ता यादव का-बि त. प्रमाणित का-बि

स्थान का नाम 109
पत्रिका का नाम 109
बही सं०: 4
रजिस्ट्रेशन सं०: 3283

वर्ष: 2019

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग: 580

श्रीमती कान्ता यादव
पत्नी श्री राज सिंह यादव
व्यवसाय: अन्य
निवासी: डब्लू जेड 538 ग्राम मादीपुर नई दिल्ली

Kanta Yadav



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:28:14 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

दयानन्द प्रभारी
उप निबंधक, सदर पंचम
गाजियाबाद
29/08/2019

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक



Khasra No.	Fasli Varsh	Bhag	Khata Sankhya	(Area in Sq. Mtrs.)
73M	1421-1426	1	00052	2780

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

Kanta Yadav



आवेदन सं०: 201900739083215

वर्ग सं०: 4

रजिस्ट्रेशन सं०: 3783

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्तार कर्ता: ।

श्रीमती कान्ता यादव, पत्नी श्री राज सिंह यादव

निवासी: डब्लू जैड 538 ग्राम मादीपुर नई दिल्ली

व्यवसाय: अन्य

Kanta Yadav



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता: ।

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

Dev

पहचानकर्ता: 2

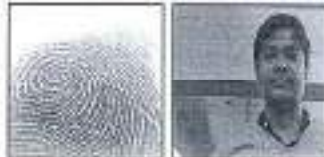


श्री अभिवेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सेकिन्ट बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य

Ashwika



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निपमानुसार
लिपि गए है ।
लिपिणी:

दयानन्द प्रभारी

उप निबंधक, सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL" which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

Kavita Yadav

Kavita



3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;

Ranta Yadav

8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

Kamla Yadav

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;

Kamta Yadav

15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

Karita Wadav

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.
Dated this 29th August 2019

Kande Yadav



Kanta Yadav

Kanta Yadav

(Land Owner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh

R/o. Vill Sadat Nagar Ikla Ghaziabad.

(Signature)

2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma

R/o. II-B/168, Nehru Nagar, Ghaziabad.

(Signature)



आवेदन सं०: 201900739083215

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 311 से 332 तक क्रमांक
3783 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
29/08/2019



3781



उत्तर प्रदेश UTTAR PRADESH

1

FC 315129

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29th day of August, 2019 by Mr. Surat Singh Yadav S/o Mr. Deep Chand R/o B-23/25, Kailash Colony, New Delhi-110048 (Aadhar No. 496966285434) (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL"). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

Surat Singh

87209

क्र.सं. 84/3 22-8-19
स्थान की तिथि
जमाद शरीफ का महीना
शुक्रवार का दिन

महर्षि रामचन्द्राजीन देवमंदिर प्रा. नि.
के पास मकान की खोखली कुलाल अवस्था

आवेदन सं०: 201900739083210

108

श्री सुरत सिंह यादव

पुत्र श्री दीप चन्द

मुख्तारनामा आम

वही सं०: 4

रजिस्ट्रेशन सं०: 3781

वर्ष: 2019

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 फीजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग: 580

श्री सुरत सिंह यादव,
पुत्र श्री दीप चन्द
व्यवसाय: अन्य
निवासी: बी 23/25, कैलाश कालोनी, नई दिल्ली

Sudhan



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:27:30 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभारी

उप निबंधक: सदर पंचम

गजियाबाद

29/08/2019

गजियाबाद सदर पंचम लिपिक

निबंधक लिपिक



Khasra No.	Fasli Varsh	Bhag	Khata Sankhya	(Area in Sq. Mtrs.)
70M	1421-1426	1	00316	820
71Mi	1421-1426	1	00316	2400
72Mi	1421-1426	1	00316	2480
73Mi	1421-1426	1	00316	2460
76M	1421-1426	1	00316	1260

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

Sanjay



आवेदन सं०: 201900739083210

बही सं०: 4

रजिस्ट्रेशन सं०: 3781

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उचित
मुख्तार कर्ता:।

श्री सुरत सिंह यादव, पुत्र श्री दीप चन्द

निवासी: बी 23/25, कैलाश कालोनी, नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता:।

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: ग्राम सादतनगर इकला गा०बाद

व्यवसाय: अन्य

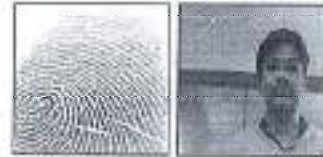
पहचानकर्ता: 2



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिन्द बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिया गए हैं।
टिप्पणी:

द्रयानन्द प्रभारी
उप निबंधक, सदर पंचाय
गाजियाबाद

गाजियाबाद सदर पंचाय लिपिक
निबंधक लिपिक



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL") which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

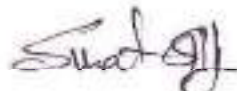
1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;



Singhal

SM

3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;



7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

Sachin

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
 - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
 - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;

Sina

14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

Swati

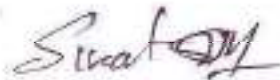
18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.
Dated this 29th August 2019

Smt. Fatima





Surat Singh Yadav
(Land Owner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh
R/o. Vill Sadat Nagar Ikla Ghaziabad.




2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma
R/o. II-B/168, Nehru Nagar, Ghaziabad.



आवेदन सं०: 201900739083210

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 267 से 288 तक क्रमांक
3781 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
29/08/2019

