



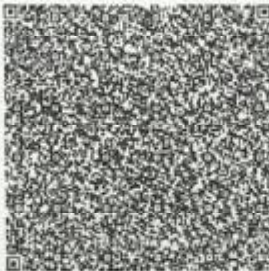
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL45346549761863M
 Certificate Issued Date : 15-Dec-2014 05:09 PM
 Account Reference : IMPACC (IV)/ dl731103/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL73110387560869492405M
 Purchased by : MS ANUSHA ENGINEERING CONSULT AND CONST PVT LTD
 Description of Document : Article 48(c) Power of attorney - GPA
 Property Description : PLOT NO. 1-F, SECTOR -16, GREATER NOIDA G. B. NAGAR, UP
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MS ANUSHA ENGINEERING CONSULT AND CONST PVT LTD
 Second Party : GAYATRI INFRA PLANNERS PVT LTD
 Stamp Duty Paid By : MS ANUSHA ENGINEERING CONSULT AND CONST PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



CHECKED & FOUND CLEAR
 FROM COURT CASES, MUG
 GOVT. LAND & OTHER DISPUTES

PAN: ADGP66813P
 Pass Port: Z2455205

Please write or type below this line

PAN: ASUPS1105L
 DLM: 63625/2002/23/9/0



MS ANUSHA ENGINEERING CONSULT AND CONST PVT LTD

(Signature)

Authorized Signatory

Statutory Alert: 15/12/2014/97346

For GAYATRI INFRA PLANNER PVT. LTD



(Signature)
 Director

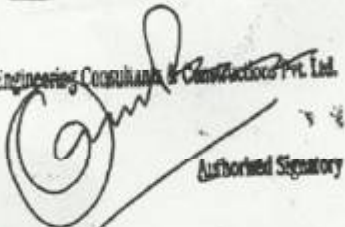
Attached with e-Stamp Certificate No.IN-DL45346549761863M

GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed on this 16th day of December, 2014, by M/s Anusha Engineering Consultants & Construction Pvt. Ltd., a Company incorporated under the companies Act, 1956, and having its registered office at Block-V/47, B-1, Charmwood Village, Erore Garden, Surajkund Road, Faridabad, Haryana, acting through its Directors/authorized representative, Shri Amit Vaish S/o Shri Dhanesh Chandra, R/o D-45, Sector-40, Noida, U.P., at House No.2/27, Rani Garden, Delhi, who has been authorized to execute this Power of Attorney, vide Resolution dated 10/03/2014, passed by the Board of Directors of the Company (hereinafter referred to as the "Executant Company").

By this Power of Attorney the executants company do hereby appoint, nominate and constitute and authorize to M/s Gayatri Infra Planner Pvt. Ltd., a Company incorporated under the

Anusha Engineering Consultants & Construction Pvt. Ltd.


Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.


Director

Amber



Amber



Rose

10/20/01



Amber



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companies Act, 1956, having its registered office at 3rd Floor, Raman Tower, Sanjay Place, Agra and Corporate office at H-133, Sector-63, Noida, G.B. Nagar, through its Director/ Authorized Signatory **Shri Rakesh Srivastava** S/o Shri Jagdamba Prasad Srivastava, R/o Flat No.09154, ATS Advantage, Indirapuram, Ghaziabad, U.P., who has been authorized in terms of the resolution passed in the meeting of Board of Directors on 10.12.2014, as its true, legal and lawful General Attorney for the Executant Company to do the following acts, deeds and things in respect of Executant Company's owned land (lease hold basis, which is duly registered with the office of Sub-Registrar, G.B. Nagar, Vide Book No.I, Jild No.12654, Pages No.353 to 408, at Sr. No.4446, dated 01.03.2013) being GH Plot No.01-F, Sector-16, Greater Noida, G.B. Nagar, area 17775.09 Sq. Mtrs., and super structure built or to be built thereon (thereinafter called the said "Land") as under:-

Anusha Engineering Consultants & Chartered Accountants Pvt. Ltd.



Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.



Director

Deed Related Detail

ed Name POWER OF ATTORNEY

GPA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VIII

Village/City Others

Building Type

Place (Segment) Others Urban

Property Type Residential

Property Address House No. 11-F, Road No. 1 Others

Area of Property 17,775.05 Sq.Meter 0.00

Money Related Detail

Consideration Amount 0.00 Rupees

Stamp Duty Paid 100.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of POWER OF ATTORNEY

Presented by Sh/Smt.

S/o, W/o

R/o

MS ANUSHA ENGINEERING CONSUL

BLOCK-V/47 B-1 CHARMWOOD VILLAGE

in the office of the Sub Registrar, Delhi this 16/12/2014 1:46:14PM Day Tuesday between the hours of

Signature of Presenter

Registrar/Sub Registrar

Sub Registrar VIII

Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

MS ANUSHA ENGINEERING CONSUL AND CONST PVT LTD

and Shri / Ms.

GAYATRI INFRA PLANNERS PVT LTD

Who is/are identified by Shri/Smt/Km. TARUN KUMAR S/o W/o D/o BISHAMBAR DAYAL R/o 30/11 GALI NO.6 VISHWAS NAGAR SHAHDARA DELHI

and Shri/Smt./Km JOGINDER LAL S/o W/o D/o NARAYAN DASS R/o 245 BLOCK-13 GEETA COLONY DELHI

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.
 Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 16/12/2014 14:14:50

Registrar/Sub Registrar

Sub Registrar VIII

Delhi/New Delhi

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And Whereas the executants company is now executing this Power of Attorney to enable the attorney to do various acts, deeds and things on behalf of executants in respect of property in question.

1. To prepare the necessary Plans/Drawings/Designs for the Development of the Land as attorney deem fit on behalf of executants company and submit the same to the appropriate authority or other concerned authorities for sanction and license of plan.
2. To represent for and on behalf of the Executant Company in the office of the Greater Noida Industrial Development Authority/New Okhla Industrial Development Authority/U.P. Power Corporation Limited/Municipal Corporation/Revenue Authority/Trade Mark/Registry Office/Air Authority/Registrar/Sub-Registrar Office, Fire Authority, Jal Nigam, Income Tax, Sales Tax, Excise Department, Environment, Forest, Pollution Control Board and other Government Authorities/Local, Competent Authority or any authority of the Central Government and Private Agency etc. and

Kisha Engineering Consultants & Constructors Pvt. Ltd.



Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.



Director

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to file application, affidavit, undertaking, indemnity bond, sign and make any letter, document, representation, notice and petition for all and for any license, approvals, sanctions, permissions, renewal, completion, no objection, increase/decrease or residential/commercial FAR and consent required in connection with any agreement, sale, lease, development, improvement, mutation, trade mark registration and dealing of the said land and for purposes incidental thereto and to make payments of charges due and received the refund of excess payment regarding the any type of excess charge or cost and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purpose aforesaid.

3. To apply for and obtain necessary permission/sanctions/approvals/licenses/no objection certificates etc. that are necessary for the commencement, continuation and completion of the development of the land from all/any concerned authorities in their name and on behalf of executants and appear before all statutory and other authorities in any manner touching the development of the land or incidental thereto.

ush. Engineering Consultants & Constructors Pvt. Ltd.

Authorized Signatory

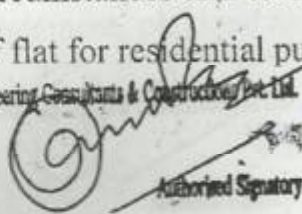
For GAYATRI INFRA PLANNER PVT. LTD.

Director

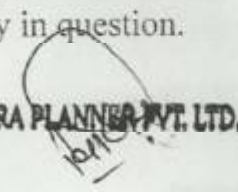
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4. To develop and construct on the Land commercial/complexes/malls/apartment/residential house/group housing/units/technology parks etc. as per the sanctioned plan with internal and external services, amenities, facilities, including compound walls, lobbies, road, staircases and passages etc. either in isolation or as a part of a compact block or otherwise as out attorney deems fit on behalf of executants.
5. To engage Architects, Engineers, Contractors/Agents, Brokers etc. and others as attorney deem fit to execute the development work and market the project on behalf of executants.
6. To purchase and use the material for the development which is suitable and good for development/construction on behalf of executants.
7. To manage, control, look after, supervise the property in question in all respect and to represent to executants before the concerned authority on behalf of executant company under all circumstances and to develop and sale the building constructing of flat for residential purpose at the property in question.

For Engineering Consultants & Constructors Pvt. Ltd.


Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.


Director

Director

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8. To advertise in the News Paper/Print Media/Tally Media for sale of residential flats which are constructed on the property in question.
9. To appear on behalf of Executant Company before any office of the Registrar or Sub-Registrar or any other authority, to present for registration the aforesaid deeds and documents etc. and admit the execution thereof and give acknowledgement/receipt of the payments and to do all other acts, deeds and things that may be necessary for the registration of aforesaid documents/deeds and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.
10. To institute, conduct, defend, compromise or abandon any legal proceedings, revenue proceedings, application under UPZA & LR Act, 1950, and other matter concerning under or for the purpose of the said land and to appear and act in all the courts, or appellate tribunal, forum and other Government and private offices and to sign, verify and present pleadings, plaint, written statement, petitions for execution, petitions for withdrawal

Asha Engineering Consultants & Constructors Pvt. Ltd.

Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.

Director

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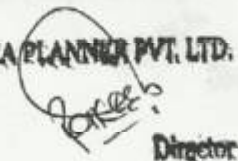
compromise and other petitions or affidavits or documents as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and engage counsels, pleaders, advocates or other attorney and to sign mukhtarnamas, vakalatnamas and warrants of attorney whenever the said attorney shall thing expedient and proper to do so on behalf of executants.

11. To enter into sale agreements with the prospective purchaser/s to fix the sale consideration, to execute lease deed/sub-lease deed/s/sub-lease transfer deed for the sale/transfer of Schedule property or any portion thereof. Attorney is entitled to obtain transfer permission of the said property from concerned authority lease mortgage and/create any charge over the Schedule Property/Land or any portion thereof, attorney is specifically authorized to execute deed/s of conveyance/lease deed/sub-lease deed/correction deed/transfer deed/s supplementary deed as our attorney deems fit and/or encumber the Land or any portion thereof as attorney deems fit on behalf of executants, present the same for registration, if required in law, admit execution,

For Engineering Consultants & Construction Pvt. Ltd.


Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.


Director

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acknowledge the receipt of the sale price, sign any forms prescribed pursuant to or in connection with the such conveyance and registration, collect documents after the registration and do all things connected in this behalf including obtaining various permissions sanctions, clearances required for the aforesaid purpose like Fire Department, Airport Authority of India, Ministry of Environment, Pollution Control Board, rectify, amend cancel supplement, substitute and modify and deeds/agreements/understandings/arrangements as attorney deems fit on behalf of executants and do all such necessary acts, deeds and things that are necessary for the said purposes. To become party to and to present registration and admit execution and do every act, matter or thing necessary or proper to enable registration of all deeds instruments, contracts, agreements, receipts and all other documents whatsoever for sale, mortgage, lease or otherwise dispose off, transfer the Land and/or any portion thereof and to receive part or full sale consideration amount or advance money thereof, and to acknowledge and receipt of the same on behalf of executants.

Aresh Engineering Consultants & Constructors Pvt. Ltd.

Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.

Director

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12.To receive the sale considerations from the prospective purchasers towards the sale of built up Land or any portion thereof and issue valid receipt there for on behalf of executant.

13.To give the consent for the proposed property mutated in the name of buyers and to do the needful thereof.

14.To raise loans from banks, financial institutions and others by creating any kind of charge over the Schedule property or any portion thereof and/or mortgaging/hypothecating the Land or any portion structure thereof on behalf of executants. To sign necessary applications, documents and all necessary papers for the said purpose and give necessary declarations, affidavits, furnish and collect the necessary documents on behalf of executants and to do all necessary acts, deeds and things for the said purpose as attorney is specifically empowered/authorized to raise loans from banks and other financial institutions and others by representing himself as duly constituted attorney and enter into any arrangement as my attorney deems fit on behalf of executants.

Amishi Engineering Consultants & Constructors Pvt. Ltd.

Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.

Director

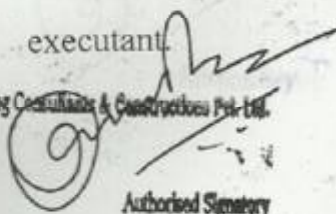
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15.To appear before all/any of the Governmental, Semi-Governmental Statutory and other authorities judicial and Quashi Judicial bodies, Tribunals, State and Central Government, Departments etc. on behalf of executant to protect right, title and interest over the Schedule Property or any portion thereof and take all such necessary actions that are necessary for protecting interest as attorney deems fit including but not limited to Town Planning Authority, Urban Land Ceiling Authority, State Pollution Control Board etc., all or any of the matters connected with the proposed development in the Schedule Property on behalf of executant.

16.To apply for and obtain the commencement certificate/occupation certificate and/or completion certificate or any other certificate in respect of the Land on behalf of executant.

17.To engage or appoint any legal practitioner to initiate, conduct or to take appropriate legal action in case of any dispute pertaining to the schedule property or any portion thereof on behalf of executant.

Shri. Engineering Consultants & Constructors Pvt. Ltd.



Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.



Director

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- 18.To take, prosecute or defend all the legal proceedings touching any of the matter aforesaid or any other matters in which executant may or hereinafter be interested or concerned relating to the schedule property or any portion thereof and also if thought fit to compromise, negotiate, refer to arbitration, withdraw or confess judgment in any such proceedings as aforesaid on behalf of executant.
- 19.To sign, verify and file the statement of claims, plaints, petitions/writ petitions, application, interim applications written statements, vakalatnama in relation to any disputes concerning schedule property on behalf of executant.
- 20.To sign and execute all other deeds, instruments and assurances which attorney consider necessary and to enter into and agree to such covenants and conditions stipulations as may be required for fully and effectively developing/conveying the Land or any portion thereof on behalf of executant.

Anusha Engineering Consultants & Constructors Pvt. Ltd.

Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.

Director

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- 21.To produce documents on behalf of executant to give evidence, to receive back the documents produced, to execute necessary documents, sign and verify applications for proper management of Land.
- 22.To delegate the aforesaid power and for that purpose to appoint further attorney/s and to execute power of attorney, to do the all acts, deeds and things relating to Consortium Agreement entered between executant, and including but not limited to present the same for registration before the registering authority and admit execution thereof in respect of the said property.
- 23.That no economic or financial interest has been given or created to the delegate by the executant. The attorney has not been declared as owner of the property mentioned in the schedule. Powers delegated are subject to revocations at any time by the executant.

For Gayatri Infrastructure & Construction Pvt. Ltd.


Authorized Signatory

For GAYATRI INFRA PLANNER PVT. LTD.


Director

Attached with e-Stamp Certificate No.IN-DL45346549761863M

24. That executant of the General Power of Attorney has not received any considerations for the delegate. This GPA will be treated as a simple General Power of Attorney and the same is being executed accordingly to the provisions of 48 of Schedule-1B of Indian Stamp Act, 1899.

And generally to do all acts, deeds and things as may be required from time to time for giving effect to the powers mentioned herein above.

The executant hereby agree to ratify and confirm whatsoever attorney shall do by virtue of these presents and hereby declare that the executants shall not prevent enforcement of this Power of Attorney.

It is hereby clarified that the powers and authorities hereby granted are revocable and that this power of attorney shall continue to be in force, and be fully valid, until the developer and/or their nominee/s has completed the development of the project marketed the entire project on the Land pursuant to the Consortium Agreement executed between executant and attorney.

Anand Engineering Consultants & Constructors Pvt. Ltd.

Authorised Signatory

For GAYATRI INFRA PLANNER PVT. LTD.

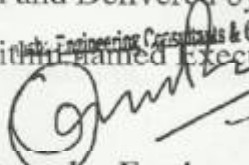
Director

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In witness whereof we the above named executants have duly executed on this 16.12.2014.

Signed and Delivered by

The within named Executants.


Authorized Signatory

M/s Anusha Engineering Consultants & Construction Pvt. Ltd.
through its Directors/authorized representative Shri Amit
Vaish.

Accepted

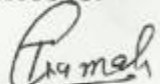
For GAYATRI INFRA PLANNER PVT. LTD.

Attorneys

Director

M/s Gayatri Infra Planner Pvt. Ltd. through its
Director/ Authorized Signatory Shri Rakesh Srivastava.

In presence of Witnesses:-

- 
1. TARUN KUMAR
S/o Bishambhar Dajal
R/o 30/11 Gd H. 6 Nishkwal
Hagan Shahdara Deth-32
2. DLN. P07062003280989
S/o Jindul Lal
S/o Mangyan Dadd
R/o 30/11 Gd H. 6 Nishkwal

Reg. No.
1583

Reg. Year
2014-2015

Book No.
4



1st Party



2nd Party



Witness

1st Party

MS ANUSHA ENGINEERING CONSULT AND CONST PVT LTD

2nd Party

GAYATRI INFRA PLANNERS PVT LTD

Witness

TARUN KUMAR, JOGINDER LAL

Certificate (Section 60)

Registration No.1,583 in Book No.4 Vol No 4,259
on page 106 to 120 on this date 16/12/2014 5:13:58PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 16/12/2014 17:25:32

fw
Sub Registrar
Sub Registrar VIII
New Delhi/Delhi

