

DDO Code: 0362	E - CHALLAN Government of Haryana	Candidate Copy									
Valid Upto: 17-04-2025 (Cash) 11-04-2025 (Chq./DD)	*0130792628*										
GRN No.: 0130792628	Date: 10 Apr 2025 13:02:09										
Office Name: 0362-TEHSILDAR PATAUDI											
Treasury: Pataudi											
Period: (2025-26) One Time											
<table><tr><th>Head of Account</th><th>Amount</th><th>₹</th></tr><tr><td>0030-03-104-97-51 Pasting Fees</td><td>3</td><td></td></tr><tr><td>0030-03-104-99-51 Fees for Registration</td><td>100</td><td></td></tr></table>			Head of Account	Amount	₹	0030-03-104-97-51 Pasting Fees	3		0030-03-104-99-51 Fees for Registration	100	
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0030-03-104-99-51 Fees for Registration	100										
PD AcNo 0											
Deduction Amount: ₹ 0											
Total/Net Amount: ₹ 103											
₹ One Hundred and Three Rupees											
Tenderer's Detail											
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-											
PAN No:											
Tenderer's Name: MUKUL YADAV ETC											
Address: VILLAGE BADSHAHPUR											
Particulars: REGISTRY FEE FOR GPA											
Cheque-DD- Detail:											
Depositor's Signature											
FOR USE IN RECEIVING BANK											
Bank CIN/Ref No: BHD5GN90HXQWCD											
Payment Date: 10/04/2025											
Bank: IDBI Aggregator											
Status: Success											

DDO Code: 0362	E - CHALLAN Government of Haryana	AG/ Dept Copy									
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MP - 9599500498

* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 10/04/2025

Certificate No. GDJ2025D12

GRN No. 130792133



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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ramesh Kumar Yadav

H.No/Floor : Na

Sector/Ward : Na

LandMark : Village badshahpur

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone: 95*****98

Others : Mukul kumar yadav, alok yadav, jyoti yadav

Buyer / Second Party Detail

Name : Y Con Infra

H.No/Floor : 212

Sector/Ward : 2f

LandMark : Bestech chambers sushant lok 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 95*****98

Purpose : GPA



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

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made at Gurugram on this 11th Day of 2025 by **SH. RAMESH KUMAR YADAV** (ADHAAR NO. 3652 0356 0090 & PAN NO.-AAFPY0514L) S/O **SH. HOSHIYAR SINGH YADAV** R/O C-139, SUSHANT LOK-I, GURUGRAM (2) **SH. MUKUL KUMAR YADAV** ((ADHAAR NO. 3844 6599 4155 & PAN NO.-ACGPY5244A) S/O **SH. TEK RAM YADAV** R/o HOUSE NO.-915, TYAGI WADA, BADSHHPUR, GURURGAM (3) **SH. ALOK YADAV**(ADHAAR NO. 9603 6236 5103 & PAN NO.-AAPY6569D) S/O **SH. KAILASH YADAV** R/O PU-5, NEAR-RAM LEELA GROUND, PITAMPURA, SARASWATI VIHAR, DELHI-110034 (4) **SMT. JYOTI YADAV** (ADHAAR NO.8984 5986 3023 & PAN NO.-ABMPY1613J) W/O **SH. MANOJ YADAV** R/O HOUSE NO.-406, SCTOR-10A,

Handwritten signatures of Ramesh Kumar Yadav, Hoshiyar Singh Yadav, Tek Ram Yadav, and Jyoti Yadav.

For Y CON INFRA

Handwritten signature of Partner
Partner

For Y CON INFRA

Handwritten signature of Partner
Partner

For Y CON INFRA

Handwritten signature of Partner
Partner

प्रलेख न:7

दिनांक:11-04-2025

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील पटौदी
गांव/शहर Pataudi

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GDJ2025D12 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:130792628 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: S C ARORA ADV

Service Charge:200

यह प्रलेख आज दिनांक 11-04-2025 दिन शुक्रवार समय 2:51:00 PM बजे श्री/श्रीमती /कुमारी

RAMESH KUMAR YADAV पुत्र HOSHIYAR SINGH YADAV MUKUL KUMAR YADAV पुत्र TEK RAM YADAV
ALOK YADAV पुत्र KAILASH YADAV JYOTI YADAV पत्नी MANOJ YADAV निवास SEC 10 AGGM द्वारा पंजीकरण
हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

उप/संयुक्त पंजीयन अधिकारी (पटौदी)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Y CON INFRA thru HARSH YADAV MAHESH YADAV LAKSH
YADAVOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MAMAN SINGH LAMBERDAR पिता
निवासी PATAUDI व श्री/श्रीमती /कुमारी PREETAM YADAV पिता SURENDER
निवासी PATAUDI ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

19071209

For Y CON INFRA

19071209

संयुक्त सब रजिस्ट्रार
पटौदी

GURUGRAM HARYANA (hereinafter called the **Executants** which expression shall include their successors in interest, administrators, nominees and permitted assigns).

AND WHEREAS the Executants are the owners of all that piece and parcel of land admeasuring about 106 Kana14 Marla 5Sirsai (64267 Sq yards) or (equivalent to 13.278 Acres approximately) in the revenue estate of Village: Patuadi, Tehsil Patuadi & District Gurgaon, Haryana more particularly described in the **Schedule** hereunder (hereinafter referred to as the **Schedule Land**”);

AND WHEREAS the Executants have entered into a Collaboration Agreement dated 11/04/2025 registered vide Vasika no. 142 Dated 11/4/25 (hereinafter referred to as the Collaboration Agreement) with **Y CON INFRA**, (PAN NO. AADFY3122A) a Partnership Firm, having its registered Office at **UNIT NO. 212, SECOND FLOOR, BESTECH CHAMBERS, SUSHANT LOK-I, GURUGRAM-122002**, (hereinafter referred to as the **DEVELOPER** which expression shall, unless repugnant to the context thereof, mean and include its successors and assigns”) for development of an affordable residential group housing complex on the said Schedule Land on the terms and conditions mentioned in the said Collaboration Agreement.

AND WHEREAS by virtue of the said Collaboration Agreement the Executants have agreed to execute a Power of Attorney in favour of the

[Handwritten signatures of the Executants]

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- RAMESH KUMAR YADAV MUKUL KUMAR YADAV ALOK YADAV JYOTI YADAV

प्राधिकृत :- thru HARSH YADAV MAHESH YADAV LAKSH YADAV OTHERY CON INFRA

गवाह 1 :- MAMAN SINGH LAMBERDAR

गवाह 2 :- PREETAM YADAV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7 आज दिनांक 11-04-2025 को बही नं 4 जिल्द नं 18 के पृष्ठ नं 69.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 98 के पृष्ठ संख्या 42 से 46 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-04-2025

उप/संयुक्त पंजीयन अधिकारी पटौदी
संयुक्त सब रजिस्ट्रार
पटौदी

Developer to carry out the objectives specified in the said Collaboration Agreement;

AND WHEREAS the Developer has requested the Executants to execute the Power of Attorney in terms of the Collaboration Agreement in its favor and in favor of **Y Con Infra (Pan no. AADFY3122A)** and its Partners **Mr. Harsh Yadav (Adhaar no. 4729 3927 6121 & Pan no.ALTPH0621C) S/o Sh. Mahesh Yadav, Laksh Yadav(Adhaar no. 7420 2061 1972 Pan no. ARCPY6964E) S/o Sh. Mukul Kumar Yadav and Amit Kumar Yadav(Adhaar no. 3755 6218 6997 Pan no. AGGPHY5402N) S/o Sh. Ramesh Kumar Yadav**

NOW THEREFORE WE, the Executants do hereby appoint, nominate and constitute the Developer **Y Con Infra & its nominees Mr. Harsh Yadav S/o Sh. Mahesh Yadav, Laksh Yadav S/o Sh. Mukul Kumar Yadav and Amit Kumar Yadav S/o Sh. Ramesh Kumar Yadav**

and its nominees our true and lawful attorneys to do, jointly and severally, all or any of the following acts, deeds and things in our name and on our behalf in respect of the said Schedule Land.

- 1 To enter upon the said Schedule Land forming subject matter of the said Collaboration Agreement, survey the same, prepare layout and service plans, prepare building plans and carry out work of development, construction and completion of a multistory residential complex on the

Harsh

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Anand*

Sh

For Y CON INFRA

Harsh
Partner

For Y CON INFRA

ai
Partner

For Y CON INFRA

ai
Partner

said Schedule Land as perapprovals in conformities with existing laws and rules and to carry out necessary formalities for obtaining approvals.

- 2 To represent us in all offices of Government of India, Government of Haryana, Town & Country Planning Department (DTCP), Haryana Urban Development Authority (HUDA), Income Tax Department, Haryana State Electricity Board or any other Government Authority/ Local Body, Public Health, Civil Aviation and Fire Service Department, Ministry of Environment & Forest and to sign and make any letter, document, undertakings, affidavits, representation and petition to get any licenses, transfer of license, permissions, approvals of layout and building plans including renewals required in connection with the approvals and the work of construction of group housing complex on the said Schedule Land and for purposes incidental thereto and make payment of charges due and receive refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.
- 3 To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refunds which may be due.
- 4 To engage any architects, consultants, engineers, contractors, workmen etc. for the buildings to be constructed, to fix their charges,

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For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

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Partner

For Y CON INFRA

[Handwritten signature]
Partner

remunerations and pay the same and the Executants will not be responsible for any accident that may occur during the course of construction and the attorney(s) alone shall meet any financial or other liability either under Workman Compensation Act or under any other Law or Regulation in force for the time being.

- 5 To raise loans from any financial and banking institutions and/or private parties for meeting the cost of construction of the proposed project and to deposit the title deeds of the Schedule Land with the lending bank/financial Institutions.
- 6 To get the said Property assessed/re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by us for or on account of the said property or any part thereof and to insure the same against loss or damage by fire or otherwise and to pay all premiums for such insurances, in terms of the said Collaboration Agreement.
7. To sell, book, allot the whole or any part of the areas under the terms of the Collaboration Agreement, to enter into agreements and to receive consideration in the name of the Developer.
- 8(a). On completion of the building(s) after receipt of LOI and compliance of all its terms in entirety, to transfer and convey our rights, title and interest in the areas in the said buildings allocated to the Developer including proportionate interest in the Schedule Land and agreed to be sold/leased to different prospective purchasers by the Developer in

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[Handwritten signature]

For Y CON INFRA

[Handwritten signature]
Partner

For Y CON INFRA

[Handwritten signature]
Partner

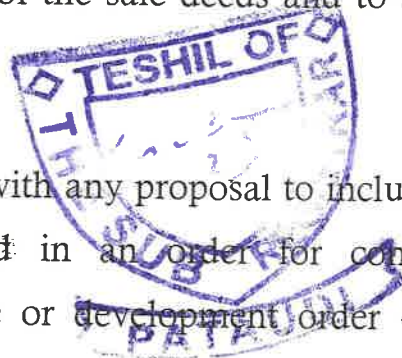
For Y CON INFRA

[Handwritten signature]
Partner

favour of respective purchasers and to execute the relevant documents including the sale deeds.

- (b). To appear on our behalf before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said sale deeds and documents and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the sale deeds and to sign and deliver proper receipts for the same.

- 9 To contest oppose or otherwise deal with any proposal to include all or any portion of the Schedule Land in an order for compulsory acquisition thereof or in a clearance or development order or other similar order made or to be made under statutory powers.
- 10 To serve on the appropriate authority or person a notice requiring the purchase of all or any portion of the Schedule Land or any interest therein in respect of which a right to serve such a notice may be conferred by or under any statute or agreement or on any claim in relation to any such notice as they may think fit.
- 11 To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the project land and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for



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[Handwritten signature]

For Y CON INFRA

[Handwritten signature]

Partner

For Y CON INFRA

[Handwritten signature]

Partner

For Y CON INFRA

[Handwritten signature]

Partner

withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney and to sign Mukhtiarnamas, Vakalatnamas and warrants of attorney, whenever the said attorneys shall think expedient.

- 12 To prevent and prohibit and, if necessary proceed against in due course of law against all trespassers on the Schedule Land and to take appropriate steps whether by action or otherwise to abate all nuisances.
- 13 To seek refund/adjustments of the amount/fees deposited in our names to seek permissions, approvals, sanctions etc. with the concerned departments/ Authorities, our suo-moto concurrence exist in favor of the Attorney to claim said amount from the said department/Authority directly in its/their name as the case may be.
- 14 This Power of Attorney shall be confined only to matters relating to the Schedule Land and all necessary actions in connection with the above objectives may be taken by the said attorneys but does not empower the said attorney(s) to create any financial obligations whatsoever on us by virtue of the powers conferred herein upon them.
- 15 The said attorney(s) may delegate all or any of the aforesaid powers to any other person or person and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel, withdraw and/or revoke the powers conferred upon such attorney.



For Y CON INFRA



Partner

For Y CON INFRA



Partner

For Y CON INFRA



Partner

16 Generally to do all other acts, deeds or things as may be necessary and incidental to effectively exercise the powers conferred herein upon them for achieving the objectives of the said Collaboration Agreement.

17 This Power of Attorney is irrevocable. And we hereby agree that all acts, deeds and things done or caused to be done by the said attorneys or by any of their delegate or delegates shall be deemed to have been done by us and we hereby agree that we shall ratify and confirm all and whatever the said attorneys or their delegate or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

We, the Executants do hereby declare that this instrument shall be equally binding on our representatives, nominees, successors in interest and assigns.

IN WITNESS WHEREOF, We, the abovenamed Executants have executed this Power of Attorney at Gurugram on the day, month and year first above written in presence of witnesses:

[Handwritten signatures of Executants]

Executants

WITNESSES:

1. *[Handwritten signature]*

For Y CON INFRA

For Y CON INFRA
[Handwritten signature]
Partner

2. *[Handwritten signature]*
Karam
Karam yadav
810 Surinder yadav
110 Nahera Road Palau
Gurgaon
991155 9100

[Handwritten signature]
Partner

For Y CON INFRA
[Handwritten signature]

Schedule of Land

Total land 104 Kanal 39 Marla: 13.278 Acres in Tehsil Patuadi, distt. Gurgaon

Detail of Land owned by Ramesh Kumar Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1193/4	1205/4	56	7/2	6	8	
			13/3	1	0	
			14/2	6	7	
			16	8	0	
			17/2	7	10	
			18/1	1	3	
			23/1/3	0	3	
			24/1	1	2	
			25/1	1	2	
1193	1205	56	14/3		12	
			15	8	0	
			17/1	0	10	
			7/1	2	3	5
				45	0	5
		Total				

Detail of Land owned by Mukul Yadav & Alok Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
				Kanal	Marla	Sarsai
1194	1206,1209	55	1/2/3	2	9	
			10	7	20	
			11	8	0	
			12/1	5	4	
			19/1/2	1	14	
			2/2/2	1	12	
			20/1	2	13	
			9/2	5	4	
		56	5/2/1	3	0	
			6	8	0	
		Total		45	16	

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Anupama

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For Y CON INFRA

Handwritten signature

Partner

For Y CON INFRA

Handwritten signature
Partner

For Y CON INFRA

Handwritten signature

Partner

Detail of Land owned by Jyoti Yadav & Mukul Yadav						
Khewat no.	Khata no.	Munstil no.	Killa no.	Area		
384	386			Kanal	Marla	Sarsai
		55	1/2/2	2	7	
			12/2	2	16	
			19/1/1	0	19	
			2/2/1	5	19	
			9/1	2	16	
		56	5/2/5	0	11	
		Total		15	8	

Total 106 4

In Acres 13.278 Approx

For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

[Signature]
Partner

For Y CON INFRA

[Signature]
Partner