

General Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/01/2025

Certificate No. GFA2025A100



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

GRN No. 126040144



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Praveen Yadav
H.No/Floor : 318 Sector/Ward : Na LandMark : Na
City/Village : Wazirabad District : Gurugram State : Haryana
Phone : 98*****18 Others : Rajesh kumar, devender yadav, ramrati yadav, rajni yadav, rekha, deepak yadav, krishana devi, kamal yadav, yoonam yadav, rajni, yogesh yadav, sagar yadav



Buyer / Second Party Detail

Name : Ganesh Panchratnam India limited
H.No/Floor : Na Sector/Ward : Na LandMark : Ganesh complex nh 6 bombay road
City/Village : Raghudevpur District : Howrah State : West bengal
Phone : 98*****18
Purpose : GPA
Praveen Defak
Kamal
312130A
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The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://e-grashry.nic.in>

प्रलेख न:171

दिनांक:02-01-2025

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	सोहना
गांव/शहर	Khatrika
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GFA2025A100	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:126067332 पेस्टिंग शुल्क 3 रुपये
Drafted By: MANOJ KUMAR YADAV ADV. Service Charge:200	

यह प्रलेख आज दिनांक 02-01-2025 दिन गुरुवार समय 1:17:00 PM बजे श्री/श्रीमती /कुमारी

PRAVEEN YADAV पुत्र RAMAVTAR YADAV RAJESH KUMAR पुत्र MANGAL SINGH DEVENDER YADAV पुत्र MANGAL SINGH RAMRATI YADAV पत्नी RAKESH YADAV SACHIN YADAV पुत्र RAKESH YADAV REKHA पत्नी DEVENDER YADAV DEEPAK YADAV पुत्र DEVENDER YADAV KRISHANA DEVI पत्नी MUKESH YADAV KAMAL YADAV पुत्र MUKESH YADAV SUNITA पत्नी RAMAVTAR YADAV POONAM YADAV पुत्री KARAN SINGH YADAV RAJNI पत्नी RAJESH KUMAR YOGESH YADAV पुत्र RAJESH KUMAR SAGAR YADAV पुत्र RAJESH KUMAR निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Kamal Yogesh Devpal रजिस्ट्रार कृष्णा
Sachin Singh Sagar रामरती कृष्णा
Pradev रजनी सुनीता रेखा Praveen

उप/संयुक्त पंजीयन अधिकारी (सोहना)

हस्ताक्षर प्रस्तुतकर्ता

PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI YADAV SACHIN YADAV REKHA DEEPAK YADAV KRISHANA DEVI KAMAL YADAV SUNITA POONAM YADAV RAJNI YOGESH YADAV SAGAR YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GANESH PANCHRATNAM INDIA LIMITED thru ALOK KUMAR BAJORIAOTHER हाजिर हैं । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी AMIT BHARDWAJ पिता INDER PRAKASH BHARDWAJ निवासी MUBARAKPUR DELHI व श्री/श्रीमती /कुमारी NARVEER SINGH पिता VED PAL SING

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney ("GPA") is executed on this **January 2, 2025** at **Gurugram**

BY

- (1) **Mr Praveen Yadav** (Aadhaar No. 755275625217) s/o Ramavtar Yadav, resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (2) **Rajesh Kumar** (Aadhaar No. 926682457904) s/o Mangal Singh, resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (3) **Devender Yadav** (Aadhaar No. 685234873002) s/o Mangal Singh, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (4) **Smt. Ramrati Yadav** (Aadhaar No. 699871997485) w/o Rakesh Yadav, resident of Chothai Mohalla, Wazirabad, Gurugram-122003 (Haryana)
- (5) **Sachin Yadav** (Aadhaar No. 579528846299) s/o Rakesh Yadav, resident of 529, near Pooja Tent House, Wazirabad, Gurugram-122003 (Haryana)
- (6) **Smt. Rekha** (Aadhaar No. 387265170368) w/o Devender Yadav, resident of 1422, nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (7) **Deepak Yadav** (Aadhaar No. 507154745003) s/o Devender Yadav, resident of nikat Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana).
- (8) **Smt. Krishana Devi** (Aadhaar No. 656268216006) w/o Mukesh Yadav, resident of near Pooja Tent house, Wazirabad, Gurugram-122003 (Haryana)
- (9) **Kamal Yadav** (Aadhaar No. 604167500151) s/o Mukesh Yadav, resident of Sec-52, Wazirabad, Gurugram-122003 (Haryana)
- (10) **Sunita** (Aadhaar No. 776583156845) w/o Ramavtar Yadav, resident of resident of 318 Chothai Mohalla near Kushal Vatika, Wazirabad, Gurugram-122003
- (11) **Poonam Yadav** (Aadhaar No. 951007221911) D/o Karan Singh Yadav resident of 680, Sec-09, Faridabad, Sec-07 Ballabgarh, Faridabad- 121006
- (12) **Rajni** (Aadhaar No. 209546196228) w/o Rajesh Kumar, resident of near Kushal Vatika, Wazirabad, Gurugram-122003 (Haryana)
- (13) **Yogesh Yadav** (Aadhaar No. 838379233827) s/o Rajesh Kumar, resident of resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)
- (14) **Sagar Yadav** (Aadhaar No. 409138299513) s/o Rajesh Kumar, resident of resident of 321 Chothai Mohalla near Indian overseas Bank, Wazirabad, Gurugram-122003 (Haryana)

(hereinafter collectively referred to as the "**Executants**" / "**Landowners**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, successors, executors and permitted assigns);

AND

Ganesh Panchratnam India Limited (CIN No. U51109WB2006PLC107132), having its registered office at Ganesh Complex, NH 6, Bombay Road, Raghudevapur, P.O. Panchla, Uluberia, Howrah, West Bengal - 711322, acting through its authorized representative, Mr. Alok Kumar Bajoria, authorized vide its resolution dated 21.10.2024 (hereinafter referred to as the "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns)

(The Landowners and the Developer are hereinafter sometimes individually referred to as a "**Party**" and collectively as the "**Parties**").

WHEREAS:

A. **Praveen**
The Executants are the owner of and is in possession of and is otherwise well and sufficiently entitled to land measuring 42.74 Acres (341 Kanal 18 Marla) situated at Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana, as more particularly described in **Schedule-I**

GANESH PANCHRATNAM INDIA LTD.

Director

शुभ
ग. सगर
राजेश कुमार
सचिन
रवि-4
Praveen
Kamal
रामरती
Deepak
रजनी
रेखा
सुनीता

Reg. No.

Reg. Year

Book No.

171

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह



कृष्णा
देविन्द्र
रामरती Pradev राजनी सुनीता रेखा

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- PRAVEEN YADAV RAJESH KUMAR DEVENDER YADAV RAMRATI
YADAV SACHIN YADAV REKHA DEEPAK YADAV KRISHANA DEVI KAMAL YADAV
SUNITA POONAM YADAV RAJNI YOGESH YADAV SAGAR
YADAV Kamal Sagar Deepak Praveen Yogesh Sachin राजनी सगर

प्राधिकृत :- thru ALOK KUMAR BAJORIA OTHERGANESH PANCHRATNAM INDIA
LIMITED A.S.

गवाह 1 :- AMIT BHARDWAJ Amit Bhardwaj

गवाह 2 :- NARVEER SINGH Narveer Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 171 आज दिनांक 02-01-2025 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 136.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1767 के पृष्ठ संख्या 29 से 33 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 02-01-2025

उप/संयुक्त पंजीयन अधिकारी सोहना

hereto ("Subject Land").

- B. The Executants have executed a collaboration agreement dated January 2, 2025 (hereinafter referred to as the "Collaboration Agreement") with the Developer, in terms of which the Executants have agreed to collaborate with the Developer for development of the Subject Land and granted the development rights over the Subject Land to the Developer to construct, develop, manage, operate, and sell a project on the Subject Land ("Project"); and
- C. Further, under the terms of the Collaboration Agreement, the Executants have undertaken to execute and get registered an irrevocable power of attorney in favour of the Developer, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may be necessary or required to enable it to do all acts, deeds, matters and things for the development, marketing and sale of the Project.

NOW, THEREFORE KNOW ALL YE MEN AND BY THESE PRESENTS WITNESSETH

- I. That, the Executants above named, does hereby irrevocably severally nominate, constitute and appoint Mr. Alok Kumar Bajoria, and Mr. Vikash Kumar Bajoria to be the true and lawfully constituted attorney of the Executants to do all acts, matters and things and or execute, perform or cause to be done, executed and performed severally, on their behalf, from time to time, at their sole discretion any or all of the following acts, deeds or things severally and independently namely:

1. To enter upon the Subject Land and take possession of the Subject Land for the purposes of carrying out the development of the Project;
2. To manage the Subject Land and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to the Subject Land and or the Project with any Governmental Authority and to obtain the receipts thereof and to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Governmental Authority, any court of law, quasi-judicial, administrative authority;
3. To carry on correspondence and execute such deeds and documents as may be necessary with the concerned Governmental Authorities as may be required and or for such purpose required in respect of the development of the Project;
4. To carry out the full, free and uninterrupted development of the Project and to do various acts, deeds, matters and things in respect of the Project on the Subject Land including dealing with the government authorities as may be required and deemed necessary and fit by the Developer for the purposes of the Project;
5. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Collaboration Agreement or in relation to the development of the Project on the Subject Land, and for any other matter connected with and or touching the development of the Project or the Subject Land;
6. To represent the Executants and to act and appear on their behalf before any governmental authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for the purposes of obtaining any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in the Developer under the Collaboration Agreement, including licenses, sanctions and approval and

VIKASH PANCHRATNAM INDIA LTD.

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Director

Aadav

Sayon K. Bajoria

पनी राजरा ओर

Shishu Kamal Ramarati

बावेन दिव-4 Deepak रश्मा सुनीता

approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under the applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Land and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.

7. To appear on its own behalf and on behalf of the Executants, before any governmental authority (including but not limited to) DTCP, Ministry of Environment, Forest and Climate Change, State Expert Appraisal Committee, State Environment Impact Assessment Authority, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Real Estate Regulatory Authority, Survey of India, Fire Department, Building & Other Construction Workers Department and labour, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any permission, approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights and entitlements vested in the Developer;
8. To ward off, prohibit and, if necessary, proceed against all trespassers on the Subject Land and to take appropriate steps whether by lawful action or otherwise, in accordance with law, and to abate all nuisance. In this event, if necessary to represent the executant before the Police, Magistrate Court, Sessions Court etc;
9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc, as may be required, including without limitation, sanction of building plans, conversion of land use, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas, storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings the same with the concerned Governmental Authorities, to sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required for the aforesaid purpose; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant receipt of such approvals, permissions, consents, sanctions etc, as may be required and as the Developer may deem fit and necessary;
10. To make applications, effect amendments and also to submit revised applications for the purpose of securing necessary renewals, revalidations of the permissions and sanctions under the provisions of applicable building bye laws, and other applicable laws, executive decisions, policies, rules, regulations etc, and to take all possible steps for the purpose of securing such permission sanction or renewals thereof for the purpose of development of the Project;
11. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, building plan, and/or for the purpose of constructing building on the Subject Land by utilizing the entire FSI FAR available in respect of the Subject Land, as are permissible under the development norms from time to time.

GANESH PANCHRATNAM INDIA LTD.

A-3-1

Director

Pradev

Sagar Khatun

Yogesh

Bachin Kamal

रामवती

रजनी

विजय

Deepak

रश्मि सुनीता

Praveen राजेश कुमार

12. To promote and register the association, society, limited company or organization of any other nature of the prospective owners of all the saleable area, in conformity with the applicable law, rules, regulations and guidelines issued by the government authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned government authorities;
13. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit on import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit and necessary;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke the appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection occupation completion certificates from the said authorities in connection with the Project;
16. To apply to any Government Authority for grant or extension of the time if any prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
17. To surrender any part of the Subject Land to the concerned Government Authority in such a manner as the said Attorney may deem fit and proper in case the same is required or necessitated under the Applicable Laws for the purposes of road widening, set-back area and to make necessary correspondence with the concerned Government Authority;
18. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project;
19. To install hoardings, sign boards, neon signs etc. of the Developer, and/or its holding companies, and/or its permitted assignees on the Subject Land indicating development thereof, to invite prospective purchasers to buy the saleable area units in the Project and have absolute and exclusive rights in this regard;
20. To issue advertisements in such Media mode manner as may be deemed fit by the Attorney, announcing the development of the Project and inviting prospective purchasers to purchase the saleable areas units;
21. To apply before any Government Authority and obtain sanctions, registrations etc. as may be required or necessitated under the Applicable Laws particularly in respect of the labourers contractors etc., for the construction and development of the Project and also relating to the transfer of undivided share of the prospective allottees/purchasers/customers in the Subject Land in favour of the prospective allottees/purchasers/customers of the saleable area units in the Project.

GANESH PANCHRATNAM INDIA LTD.

A-35-
Director

Pradev
3/2/2020
रजनी शर्मा
Yogesh Sachin Kumar
Praveen
Deepak
सुनीता

22. To get the mutation entries updated with the concerned Government Authorities in the names of the allottees / purchasers / customers of the saleable area unit(s) in the Project, as may be required;
23. To protect the Subject Land in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry / department and all other Government Authorities for maintaining law and order;
24. To allot, sell, transfer, handover or otherwise dispose of or alienate the saleable area unit(s) in the Project by way of sale, allotment, or any other recognized manner of transfer and have the sole authority to determine and control pricing of the saleable area and car parking spaces, private terraces to be developed in the Project on the Subject Land;
25. To negotiate, sign and execute all buyer agreements / agreement to sell / agreement for sale / transfer, conveyance / sale deed, or other such deeds for the entire saleable area unit(s) of the Project with proportionate undivided share in the Subject Land on our behalf with purchasers of plot saleable area inventory for such consideration as may be determined by the Attorney and on such terms and conditions, as may be agreed by and between the Attorney and Purchasers of units Saleable area unit(s) inventory, and execute all other necessary, legal and statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the Saleable area unit(s) sold / transferred in favour of the allottees and to present any such document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the applicable statute, legislation, rule, regulation etc. as may be in force from time to time, and to handover possession to the allottees / purchasers / customers of the saleable area unit(s) / inventory, and to receive the revenue / consideration from the allottees / purchasers / customers in the manner provided in the Collaboration Agreement.
26. To operate and manage the club, either through itself or through any of its affiliates or third party, handover the club to the association of allottees / common organizations in the Project;
27. To appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the applicable law relating to the registration, to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed and delivered to and on behalf or in our favour in relation to the Subject Land and to take all effective steps under the Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the said Act as the said Attorney may desire or deem fit.
28. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development of the Project on the Subject Land and to appear and act in all courts, original or appellate, and other Government and private offices and to sign / verify and present pleadings, plaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable at all other stages and also to retain and employ advocate/s, pleaders, advocates or their

GANESH PANCHRATNAM INDIA LTD.

Director

Pradev
A. Sagar कृष्णा
रविशंकर
Yogesh Sachin Kamal रामरती
रजनी देविश डेवपाल शरवा सुनीता
Praveen

attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the Attorney shall think expedient and proper to do so:

29. To sign and file any undertakings, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intents of this GPA as envisaged under the Collaboration Agreement;
 30. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the development construction of the Project and sale of entire saleable area in the Project and to exercise all rights, powers, entitlements and authorities vested by us in favour of the Developer under the Collaboration Agreement.
- II. The Developer shall be entitled to undertake implement any of its authorisation provided herein through any authorised representative pursuant to a subsisting resolution of its Board of Directors of Attorney Developer.
 - III. This GPA has been executed by the Executant for consideration as recorded in the Collaboration Agreement and is irrevocable and shall remain in full force and effect forever in terms of the Collaboration Agreement.
 - IV. This GPA is binding on all legal heirs and successors of Landowners and similarly to the entire future line of heirs and successors on whom ownership to the Subject Land may devolve from time to time. The Landowners covenant and agree that the GPA is irrevocable in nature, and it shall survive the death mental incapacity of the Executants, and in the event of demise of any of the Executant, the authorizations granted to the Developer under the GPA shall continue as if the same have been granted by the respective legal heirs or successors of the demised incapacitated executants. Without prejudice to the aforementioned understanding, the Landowners hereby direct and instruct their respective legal heirs and successors, to execute and register all such documents and do all such acts at no additional cost or consideration, as may be required by the Developer including, to carry out the full intent and meaning of this GPA.
 - V. It is clarified again that any of the Attorney may execute or done any of above acts independently and severly.
 - VI. That any of the Attorney shall not do any act which is against the interest of the Executants.

AND the Executant hereby agrees and undertakes to ratify and confirm all and whatsoever the said Attorney and the Developer, shall lawfully do or cause to be done for the purposes mentioned above under and by virtue of these presents and as envisaged in the Collaboration Agreement.

AND THE EXECUTANT HEREBY DECLARES that all and every act, deed, matter and thing which shall be lawfully done by the Attorney for the aforesaid purposes or any of them shall be as good and effectual for all intents and purposes whatsoever as if the same had been signed and delivered and given or made by us by its own person.

Sgt. Sachin Kamal रामवती
जनी देविन्दु Deepak शर्मा
Praveen राजेश्वर सुनीता

VANESH PANCHRATNAM INDIA LTD.

A. S. →

Director

Schedule-1
Details of the Subject Land

Part A: Description of the Land - 42.74 acres of land located Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana

Ract No.	Killa No.	Area			Owners' Name
		Kanal	Marla	Acres	
21	4-1	2	19	0.37	Praveen Yadav s/o Ramavtar Yadav (Share - 526/6838)
	7-2	9	4	1.15	Sunita w/o Ramavtar Yadav (Share - 526/6838)
	11	8	0	1.00	Poonam Yadav w/o Praveen Yadav (Share - 526/6838)
	12	8	0	1.00	Krishana Devi w/o Mukesh Yadav (Share - 526/6838)
	13	8	0	1.00	Kamal Yadav s/o Mukesh Yadav (Share - 526/6838)
	14	6	0	0.75	Rajesh Kumar s/o Mangal Singh (Share - 394/6838)
	18	8	14	1.09	Rajni w/o Rajesh Kumar (Share - 394.67/6838)
	19	8	0	1.00	Yogesh Yadav s/o Rajesh Kumar (Share - 394.67/6838)
	20	8	0	1.00	Sagar Yadav s/o Rajesh Kumar (Share - 394.67/6838)
	21	8	0	1.00	Ramrati Yadav w/o Rakesh Yadav (Share - 526/6838)
	22	8	0	1.00	Sachin Yadav s/o Rakesh Yadav (Share - 526/6838)
	23	3	6	0.41	Devender Yadav s/o Mangal Singh (Share - 526/6838)
22	13	8	0	1.00	Rekha w/o Devender Yadav (Share - 526/6838)
	14	8	0	1.00	Deepak Yadav s/o Devender Yadav (Share - 526/6838)
	15	8	0	1.00	
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	12	8	0	1.00	

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हस्ता

Sagar
Yogesh रमणी राजेश कुमार
Sachin Kamal रामवती
Praveen सविन्द्र Deepak रेखा

GANESH PANCHRATNAM INDIA LTD.

A-35-1

Director

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	17	8	0	1.00
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	25.1	0	10	0.06
	25.2	3	6	0.41
28	1	8	0	1.00
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	10	9	4	1.15
	11	4	19	0.62
29	4	8	2	1.01
	Total	341	18	42.74

Sagar A. Thakur सुनीता
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 Sachin Kamal रामरती
 Ganesh A. Singh Deepak रेखा
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GANESH PANCHRATNAM INDIA LTD.

A. B. S. - 1

Director

अकस शिजरा कीलानंदी ग्राम स्वतंत्रिका न.ग. तहसील व जिला गुडगावा

उत्तर

स्केल
1 = 40 करम
1 करम = 5% रुट
1 किलो = 36 x 40 करम

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जनी देव-4 Deepak 22वा

Praveen

सुनीता

A-35-1

Director

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

Executants:

Signed, Sealed and Delivered by :-

1. Praveen Yadav Praveen	2. Rajesh Kumar राजेश कुमार	3. Sachin Yadav Sachin
4. Sunita सुनीता	5. Rajni रजनी	6. Devender Yadav देवेंद्र
7. Poonam Yadav Poonam	8. Yogesh Yadav Yogesh	9. Rekha रेखा
10. Krishana Devi कृष्णा	11. Sagar Yadav Sagar	12. Deepak Yadav Deepak
13. Kamal Yadav Kamal	14. Ramrati Yadav रामवती	

Accepted by the Developer i.e. [Ganesh Panchratnam India Limited] **GANESH PANCHRATNAM INDIA LTD.**

Attorney:

Through Mr. Alok Kumar Bajoria, and Mr. Vikash Kumar Bajoria, authorised vide board resolution dated 10 Dec 2024.

F35-

Director

Witness:

1. Hardeep Singh (JLL India) Adhar no. 946161220290
2. Narveer Singh s/o Vedpal Singh

General Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/04/2025

Certificate No. GFE2025D41



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

GRN No. 130560864



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mukesh Kumar Yadav

H.No/Floor: Na

Sector/Ward: 52

LandMark: Chothai mohalla

City/Village: Wazirabad

District: Gurugram

State: Haryana

Phone: 97*****82

Others: Rakesh kumar



Buyer / Second Party Detail

Name: Ganesh Panchratnam India limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: Ganesh complex bombay road

City/Village: Raghudevapur

District: Howrah

State: West bengal

Phone: 97*****82

Purpose: General Power Of Attorney

Mukesh Rakesh

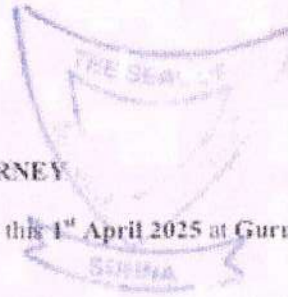
Kumar Deepak

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



GENERAL POWER OF ATTORNEY



This Deed of General Power of Attorney ("GPA") is executed on this **1st April 2025** at Gurugram.

BY

- (1) **Mukesh Kumar Yadav** (Aadhaar No. 3032 1988 5296) s/o Shri Mangal Singh, resident of Chothai Mohalla near Pooja Tent House, Sector 52, Wazirabad, Gurugram-122003 (Haryana)
- (2) **Rakesh Kumar** (Aadhaar No. 3200 1646 7058) s/o Mangal Singh, resident of Chothai Mohalla, Sector 52, Wazirabad, Gurugram-122003 (Haryana)

(Hereinafter collectively referred to as the "Executants"/ "Landowners", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, successors, executors and permitted assigns);

AND

Ganesh Panchratnam India Limited (CIN No. U51109WB2006PLC107132), having its registered office at Ganesh Complex, NH 6, Bombay Road, Raghudevapur, P.O. Panchla, Uluberia, Howrah, West Bengal - 711322, acting through its authorized representative, Mr. Kumar Deepak, authorized vide its resolution dated 29.03.2025 (hereinafter referred to as the "**Developer**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns)

(The Landowners and the Developer are hereinafter sometimes individually referred to as a "**Party**" and collectively as the "**Parties**").

WHEREAS:

- A. The Executants are the owner of and is in possession of and is otherwise well and sufficiently entitled to land measuring 1.85 Acres (14 Kanal 16 Marla) situated at Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana, as more particularly described in **Schedule-I** hereto ("**Subject Land**").
- B. The Executants have executed a collaboration agreement dated 1st April, 2025 (hereinafter referred to as the "**Collaboration Agreement**") with the Developer, in terms of which the Executants have agreed to collaborate with the Developer for development of the Subject Land and granted the development rights over the Subject Land to the Developer to construct, develop, manage, operate, and sell a project on the Subject Land ("**Project**"); and
- C. Further, under the terms of the Collaboration Agreement, the Executants have undertaken to execute and get registered an irrevocable power of attorney in favour of the Developer, for the purpose of authorizing and giving the Developer all the powers, entitlements and authorities as may be necessary or required to enable it to do all acts, deeds, matters and things for the development, marketing and sale of the Project.

NOW, THEREFORE KNOW ALL YE MEN AND BY THESE PRESENTS WITNESSETH

- I. That, the Executants above named, does hereby irrevocably severely nominate, constitute and appoint Mr. Kumar Deepak, to be the true and lawfully constituted attorney of the Executants to do all acts, matters and things and/or execute, perform or cause to be done, executed and performed severely, on their behalf, from time to time, at their sole discretion any or all of the following acts, deeds or things severely and independently namely:

1. To enter upon the Subject Land and take possession of the Subject Land for the purposes of carrying out the development of the Project;

Rakesh Kumar

Mukesh

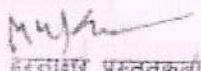
Kumar Deepak

प्रलेख न:14

दिनांक:08-04-2025

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तहसील/सब-तहसील	सोहना
गांव/शहर	Khatrika
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यह प्रलेख आज दिनांक 08-04-2025 दिन मंगलवार समय 3:09:00 PM बजे श्री/श्रीमती /कुमारी MUKESH KUMAR YADAV पुत्र MANGAL SINGH RAKESH KUMAR पुत्र MANGAL SINGH निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
MUKESH KUMAR YADAV RAKESH KUMAR


उप/संयुक्त पंजीयन अधिकारी (सोहना)

SUB REGISTRAR
SOHNA

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GANESH PANCHRATNAM INDIA LTD. Ibm KUMAR DEEPAKOTHIR हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SUBHASH CHAND PANCH पिता . निवासी SOHNA व श्री/श्रीमती /कुमारी NARVIR SINGH पिता VEDPAL SINGH निवासी NIMOTH SOHNA ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।


उप/संयुक्त पंजीयन अधिकारी (सोहना)

SUB REGISTRAR
SOHNA

2. To manage the Subject Land and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to the Subject Land and/or the Project with any Governmental Authority and to obtain the receipts thereof and to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Governmental Authority, any court of law, quasi-judicial, administrative authority;
3. To carry on correspondence and execute such deeds and documents as may be necessary with the concerned Governmental Authorities as may be required and/or for such purpose required in respect of the development of the Project;
4. To carry out the full, free and uninterrupted development of the Project and to do various acts, deeds, matters and things in respect of the Project on the Subject Land including dealing with the government authorities as may be required and deemed necessary and fit by the Developer for the purposes of the Project;
5. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Collaboration Agreement or in relation to the development of the Project on the Subject Land, and for any other matter connected with and/or touching the development of the Project or the Subject Land;
6. To represent the Executants and to act and appear on their behalf before any governmental authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for the purposes of obtaining any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Collaboration Agreement including licenses, sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under the applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Land and for the purposes incidental thereto, make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
7. To appear on its own behalf and on behalf of the Executants, before any governmental authority (including but not limited to) DTCP, Ministry of Environment, Forest and Climate Change, State Expert Appraisal Committee, State Environment Impact Assessment Authority, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Real Estate Regulatory Authority, Survey of India, Fire Department, Building & Other Construction Workers Department and labour, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any permission, approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights and entitlements vested in the Developer;
8. To ward off, prohibit and, if necessary, proceed against all trespassers on the Subject Land and to take appropriate steps whether by lawful action or otherwise, in accordance with law, and to abate all nuisance. In this event, if necessary to represent the executant before the Police, Magistrate Court, Sessions Court etc;

Rakesh

Mukherjee

Kamran Deelip

Reg. No.

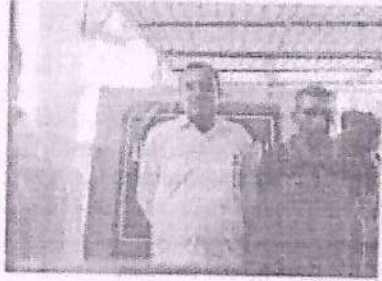
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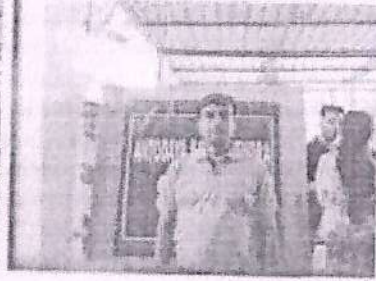
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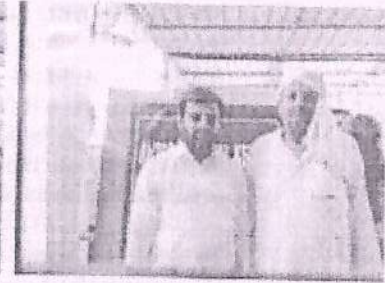
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पेशकर्ता



प्राधिकृत



गवाह

Mukesh Rakesh

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MUKESH KUMAR YADAV RAKESH KUMAR

प्राधिकृत :- thru KUMAR DEEPAKOTHERGANESH PANCHRATNAM INDIA

LTD. *Kumar Deepak*

गवाह 1 :- SUBHASH CHAND PANCH

गवाह 2 :- NARVIR SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14 आज दिनांक 08-04-2025 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 161.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1771 के पृष्ठ संख्या 91 से 95 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 08-04-2025



Dr
उप/संयुक्त पंजीयन अधिकारी सोहना

SUB REGISTRAR
SONBHA

9. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, sanction of building plans, conversion of land use, commencement certificate, drainage certificate, occupation certificate, completion certificate, water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewerage, lighting, electricity, telephone, gas, storm water drains, rain water harvesting, electrical sub-stations and all other approvals for the Project including the common areas and facilities and other services, utilities and connections therein; take all necessary and incidental steps in this regard including making applications and filings the same with the concerned Governmental Authorities; to sign, execute and submit all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required for the aforesaid purpose; and to do all incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant receipt of such approvals, permissions, consents, sanctions etc. as may be required and as the Developer may deem fit and necessary;
10. To make applications, effect amendments and also to submit revised applications for the purpose of securing necessary renewals, revalidations of the permissions and sanctions under the provisions of applicable building bye laws, and other applicable laws, executive decisions, policies, rules, regulations etc. and to take all possible steps for the purpose of securing such permission / sanction or renewals thereof for the purpose of development of the Project;
11. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, building plan, and/or for the purpose of constructing / building on the Subject Land by utilizing the entire PSI / FAR available in respect of the Subject Land as are permissible under the development norms from time to time;
12. To promote and register the association, society, limited company or organization of any other nature of the prospective owners of all the saleable area, in conformity with the applicable law, rules, regulations and guidelines issued by the government authorities and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent us before all concerned government authorities;
13. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit on import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit and necessary;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke the appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project

Mukherjee Rakshit

Kumar Deepak

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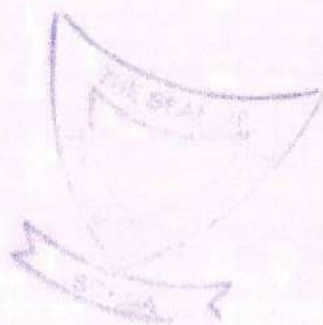


and/or obtaining necessary no objection / occupation / completion certificates from the said authorities in connection with the Project;

16. To apply to any Government Authority for grant or extension of the time if any prescribed in any sanction, consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
17. To surrender any part of the Subject Land to the concerned Government Authority in such a manner as the said Attorney may deem fit and proper in case the same is required or necessitated under the Applicable Laws for the purposes of road widening, set-back area and to make necessary correspondence with the concerned Government Authority;
18. To exercise full, free, uninterrupted, exclusive and irrevocable marketing, advertising and branding rights in respect of the Project;
19. To install hoardings, sign boards, neon signs etc. of the Developer, and / or its holding companies, and/or its permitted assignees on the Subject Land indicating development thereof, to invite prospective purchasers to buy the saleable area/ units in the Project and have absolute and exclusive rights in this regard;
20. To issue advertisements in such Media/ mode /manner as may be deemed fit by the Attorney, announcing the development of the Project and inviting prospective purchasers to purchase the saleable areas/ units;
21. To apply before any Government Authority and obtain sanctions / registrations etc. as may be required or necessitated under the Applicable Laws particularly in respect of the labourers/contractors etc., for the construction and development of the Project and also relating to the transfer of undivided share of the prospective allottees / purchasers/ customers in the Subject Land in favour of the prospective allottees / purchasers / customers of the saleable area/ unit(s) in the Project;
22. To get the mutation entries updated with the concerned Government Authorities in the names of the allottees / purchasers / customers of the saleable area/ unit(s) in the Project, as may be required;
23. To protect the Subject Land in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home ministry / department and all other Government Authorities for maintaining law and order;
24. To allot, sell, transfer, handover or otherwise dispose of or alienate the saleable area / unit(s) in the Project by way of sale, allotment, or any other recognized manner of transfer and have the sole authority to determine and control pricing of the saleable area and car parking spaces, private terraces to be developed in the Project on the Subject Land;
25. To negotiate, sign and execute all buyer agreements / agreement to sell / agreement for sale / transfer, conveyance / sale deed, or other such deeds for the entire saleable area/ unit(s) of the Project with proportionate undivided share in the Subject Land on our behalf with purchasers of plot/saleable area/inventory for such consideration as may be determined by the Attorney and on such terms and conditions, as may be agreed by and between the Attorney and Purchasers of units/Saleable area/ unit(s)/inventory, and execute all other necessary, legal and statutory writings, agreements, deeds, documents as may be required or necessary for effectually transferring and vesting the Saleable area/ unit(s) sold / transferred in favour of the allottees and to present any such

Mukherjee Rakesh

Kumar Deepak



document before the concerned Registrar or Sub-Registrar of Assurances under the Registration Act, 1908 and such other laws as may be in force from time to time; and to do all acts, deeds, matters and things including executing, filing and registration of the deed of declaration, declarations, apartment deeds, applications etc. as may be required under the applicable statute, legislation, rule, regulation etc. as may be in force from time to time, and to handover possession to the allottees / purchasers / customers of the saleable area/ unit(s) / inventory, and to receive the revenue / consideration from the allottees / purchasers / customers in the manner provided in the Collaboration Agreement.

26. To operate and manage the club, either through itself or through any of its affiliates or third party, handover the club to the association of allottees/ common organizations in the Project;
 27. To appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the applicable law relating to the registration, to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed and delivered to and on behalf or in our favour in relation to the Subject Land and to take all effective steps under the Registration Act, 1908 for the purpose of registration of any document and take steps by way of appeal, reference, review or revision under the said Act as the said Attorney may desire or deem fit;
 28. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the development of the Project on the Subject Land and to appear and act in all courts, original or appellate, and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the Attorney shall think expedient and proper to do so;
 29. To sign and file any undertakings, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intents of this GPA as envisaged under the Collaboration Agreement;
 30. Generally, to lawfully do or cause to be done all such acts, deeds and things as may be necessary relating to the development / construction of the Project and sale of entire saleable area in the Project and to exercise all rights, powers, entitlements and authorities vested by us in favour of the Developer under the Collaboration Agreement.
- II. The Developer shall be entitled to undertake/ implement any of its authorisation provided herein through any authorised representative pursuant to a subsisting resolution of its Board of Directors of Attorney/Developer.
- III. This GPA has been executed by the Executant for consideration as recorded in the Collaboration Agreement and is irrevocable and shall remain in full force and effect forever in terms of the Collaboration Agreement.
- IV. This GPA is binding on all legal heirs and successors of Landowners and similarly to the entire future line of heirs and successors on whom ownership to the Subject Land may devolve from time to time. The Landowners covenant and agree that the GPA is irrevocable in nature, and it

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shall survive the death / mental incapacity of the Executants, and in the event of demise of any of the Executant, the authorizations granted to the Developer under the GPA shall continue as if the same have been granted by the respective legal heirs or successors of the demised/incapacitated executants. Without prejudice to the aforementioned understanding, the Landowners hereby direct and instruct their respective legal heirs and successors, to execute and register all such documents and do all such acts at no additional cost or consideration, as may be required by the Developer including, to carry out the full intent and meaning of this GPA.

V. It is clarified again that any of the Attorney may execute or done any of above acts independently and severely.

VI. That any of the Attorney shall not do any act which is against the interest of the Executants.

AND the Executant hereby agrees and undertakes to ratify and confirm all and whatsoever the said Attorney and the Developer, shall lawfully do or cause to be done for the purposes mentioned above under and by virtue of these presents and as envisaged in the Collaboration Agreement.

AND THE EXECUTANT HEREBY DECLARES that all and every act, deed, matter and thing which shall be lawfully done by the Attorney for the aforesaid purposes or any of them shall be as good and effectual for all intents and purposes whatsoever as if the same had been signed and delivered and given or made by us by its own person.

KUMAR DEEPAK

KUMAR DEEPAK 17/6



Schedule-I
Details of the Subject Land

Part A: Description of the Land - 1.85 acres of land located Khatrika, Hadbast No. 213, Tehsil Sohna, District Gurugram, Haryana

Ract No.	Killa No.	Area			Owners' Name
		Kanai	Marla	Acres	
27	9	8	0	1.00	1. Mukesh Kumar Yadav 2. Rakesh Kumar Sons of Shri Mangal Singh
27	11	6	16	0.85	
	Total	14	16	1.85	

Kumar Deepak

Mukesh Rakesh



अकाल शिक्षा कीलाबंदी ग्राम स्वतंत्रिका नगर नगरपालिका नगरपालिका नगरपालिका

उत्तर

स्केल

1 = 40 कमी

1 कमी = 25 फीट

1 फीट = 30.48 कमी

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

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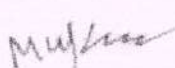
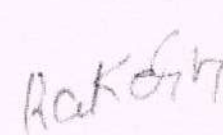
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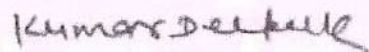
IN WITNESS WHEREOF, the Executant has signed and executed this GPA on the day, month and year mentioned first above.

Executants:

Signed, Sealed and Delivered by :-

1. Mukesh Kumar Yadav 	2. Rakesh Kumar 
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Accepted by the Developer i.e. [Ganesh Panchratnam India Limited]

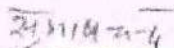


Attorney:

Through Mr. Kumar Deepak authorised vide board resolution dated 29th March 2025.

Witness:

1.


WITNESS

2. SUBHASH CHAND SID DHARMPAL
Vill. Rahaka, Teh. Sonma, Gungnam


② Narveer Singh s/o Vardpal Singh

