

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 02/05/2024

Certificate No. G0B2024E1507



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

GRN No. 116107012



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Namu Realtech Private limited

H.No/Floor : 461/462

Sector/Ward : Na

LandMark : Udyog vihar phase 3

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93\*\*\*\*\*94



**Buyer / Second Party Detail**

Name : Max estates Gurgaon two Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Okhla industrial estate

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 93\*\*\*\*\*94

Purpose : Power of Attorney

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

This stamp paper forms an integral part of the  
General Power of Attorney executed between Namu  
Realtech Private Limited and Max Estates Gurgaon  
two Limited dated 02<sup>nd</sup> May, 2024

For Namu Realtech Pvt Ltd

Authorised Signatory



प्रलेख नः55

दिनांक:26-06-2024

डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील हरसरु  
गांव/शहर हरसरु

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये  
स्टाम्प नं : G0B2024E1507 स्टाम्प की राशि 1000 रुपये  
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:118179276 पेस्टिंग शुल्क 3 रुपये  
Drafted By: NAVEEN KUMAR ADV Service Charge:200

यह प्रलेख आज दिनांक 26-06-2024 दिन बुधवार समय 2:01:00 PM बजे श्री/श्रीमती /कुमारी  
NAMO REALTECH PVT LTD thru RAMBIROTHER निवाहा GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीकरण अधिकारी ( हरसरु )

हस्ताक्षर प्रस्तुतकर्ता  
NAMO REALTECH PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MAX ESTATE GURGAON TWO LTD thru PUNEET SOODOTHER हाजिर हैं ।  
प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी PARIJAT PANDEY पिता . निवासी  
SECTOR 70 GGM व श्री/श्रीमती /कुमारी RAHUL RAJ पिता .  
निवासी NOIDA 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 पंजीकरण अधिकारी ( हरसरु )

दिनांक 26-06-2024

## GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is executed and made at Gurugram on May 2, 2024;

BY

1. **NAMO REALTECH PRIVATE LIMITED** (CIN: U70101HR2012PTC075003, PAN: AADCM9526E), a company registered under the Companies Act, 1956, having its registered office at 461-462, Udyog Vihar Phase-III Gurugram, Haryana 122016, through its authorized signatory Mr. Rambir, duly authorized *vide* board resolution passed in the board meeting held on May 1, 2024 and the shareholders resolution passed in the shareholders meeting held on May 1, 2024 (hereinafter referred to as the "NRPL" / "Land Owner", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and permitted assigns);

### IN FAVOUR OF

2. **MAX ESTATES GURGAON TWO LIMITED** (CIN: U68100DL2024PLC424818, PAN: AARCM6441M), a company incorporated under the Companies Act, 2013, having its registered office at Max House, Kh. No. 335/2, 355/18, 337 and 1511/339, Okhla Industrial Estate, New Delhi-110020, through its authorized signatory Mr. Puneet Sood, duly authorized *vide* board resolution passed in the board meeting held on April 30, 2024 (hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, executors, administrators and assigns).

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

### WHEREAS:

- A. The Parties herein have executed a Joint Development Agreement dated May 2, 2024 ("JDA") in terms whereof, the Land Owner has *inter alia*, granted Development Rights in favour of the Developer on land parcels admeasuring 12.2438 (twelve point two four three eight) acres, situated in Village Harsaru, Sector 36-A, Sub-Tehsil Harsaru, District Gurugram, Haryana as more particularly described under **Schedule I** of this GPA (hereinafter referred to as the "Project Land"); and
- B. In terms of the JDA, the Land Owner has, *inter-alia*, agreed to execute this GPA, in favour of the Developer thereby authorizing the Developer to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction and development of the Project on the Project Land.

**NOW, THEREFORE, THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY**, the Land Owner does hereby irrevocably appoint, nominate and constitute the Developer through its authorized officers, employees, Affiliates/ subsidiaries/ trust controlled by the Developer from time to time and its authorized signatory (as authorized by the Developer or its Affiliates/ subsidiary) as and to be the true and lawful attorney of the Land Owner and empower the Developer to do all or any of the following acts, deeds and things for and on behalf of the Land Owner in accordance with the terms of the said JDA, in its sole and absolute discretion and, that is to say:

For Namotech Pvt Ltd

  
Authorized Signatory



Reg. No.

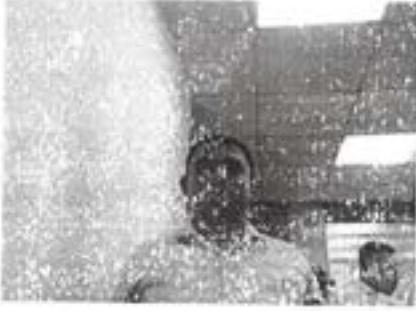
Reg. Year

Book No.

55

2024-2025

4



पेशकर्ता




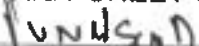
प्राधिकृत




गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAMBIROTHER NAMO REALTECH PVT LTD 

प्राधिकृत :- thru PUNEET SOODOTHERMAX ESTATE GURGAON TWO LTD 

गवाह 1 :- PARIJAT PANDEY 

गवाह 2 :- RAHUL RAJ 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 55 आज दिनांक 26-06-2024 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 183.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 4 जिल्द नं 21 के पृष्ठ संख्या 47 से 48 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।

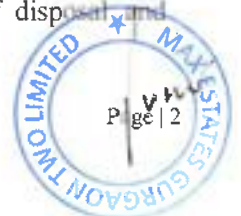
दिनांक 26-06-2024

उप/संयुक्त पंजीयन अधिकारी हरसरु 

1. to be the developer of the Project Land and carry out the development, construction and Marketing of the Project, Project Land, Project FSI, Total Project FSI, Units and right to take all decisions relating to the Project;
2. to enter upon and take physical possession and control of the Project Land and every part thereof for the purpose of the Project, grant access to its Affiliates, associates, development managers, project managers, nominees, agents, architects, consultants, representatives, contractors, subsidiary, etc. for undertaking the development and construction of the Project on the Project Land, and to do all such acts and deeds required and, or, necessary in this regard;
3. to carry out the conceptualization, execution, implementation and construction/ development and completion of the Project on the Project Land in terms of JDA;
4. to make, modify, withdraw applications to the concerned Government Authority(ies) for obtaining the Approvals in relation to the Project and the Project Land. in its own name and. or. in the name of the Land Owner and to sign, execute all applications, plans, Specifications, writings, affidavits, undertakings, indemnity deeds and documents as may be required for itself and on behalf of the Land Owner, as may be applicable, including but not limited to the Approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other common areas and facilities for the area, building plans, to be constructed on the Project Land, including environmental approvals and fire clearances, permits for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer, and obtain all such Approvals;
5. to deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the Applicable Laws, any Government Authority(ies) in relation to the full, free, uninterrupted and exclusive right for construction and development of the Project on the Project Land;
6. to appoint, employ or engage contractors, architects, development manager, project manager, surveyors, engineers, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the planning, designing, development and construction, Marketing, sales, launch, conveyance, transfer, lease, license disposal, monetization, operation, management and like of the Project;
7. to carry out planning, design, all the infrastructure and related work/ construction and development for the Project, including levelling, water storage facilities, water mains, sewages, storm water drains, recreation garden, boundary walls, electrical sub-stations, landscaping and all other common areas and facilities for the area to be constructed on the Project Land, and to set up site offices, marketing offices and construct sample units;
8. to plan, conceptualize, design and execute the Project;
9. to launch the Project altogether or in phases as may be deemed fit by the Developer, for booking, advances, sale, lease, license, transfer, or creation of Third Party rights, and other forms of disposal and monetization of the Units and areas in the Project, and issue advertisements in such mode as may be deemed fit by the Developer and announce the construction, development and launch of the Project and invite prospective Purchasers, lessees, licensees, etc. for allotment, sale, lease, license, transfer, and other forms of disposal and

For Namo Realtech Pvt Ltd

  
Authorised Signatory





monetization of the Units and areas in the Project, and have the unhindered right to the Marketing, selling, leasing, disposal, monetization of the Units and areas developed in the Project;

10. to exercise full, free, uninterrupted, unfettered, absolute, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the Units and areas of the Project, by way of sale, lease, license or any other manner of transfer or creation of Third Party rights therein and other forms of disposal and monetization; and enter into agreements with all intending Purchasers, to receive and appropriate proceeds and give receipts and hand over ownership, possession, use or occupation of the Units; and to sell the Units;
11. to develop, construct, market, sell, execute, brand, implement, monetize, promote, book, allot, lease, license, dispose, transfer, complete and fully implement the Project on the Project Land by utilising the Project FSI and Total Project FSI;
12. to sell, allot, book, transfer, convey, lease, license or otherwise dispose of, create Third Party rights, title, interest or alienate, monetize the Project, Units and areas in the Project by way of sale, allotment, transfer, conveyance, lease, license or any other manner of transfer and monetization; have the authority to determine and control pricing of the area, car parking spaces and other area/ spaces to be developed on the Project Land;
13. to enter into agreements, conveyance deeds, allotment agreements, builder buyer agreements, allotment letters, transfer deeds, sale deeds, lease deeds, license agreements, and the like, with the Purchasers for itself and for and on behalf of the Land Owner, on such terms and conditions as deemed fit by the Developer and present the same for registration for itself, and for and on behalf of the Land Owner, to receive, retain and appropriate the full and complete proceeds from the sale, transfer, conveyance, lease, license, revenue share, monetization and like and give receipts upon receipt of the same;
14. to add/ include/ amalgamate any additional/ further/ incremental FSI/ TDRs on the Project Land;
15. to add/ include any further density as may be decided by the Developer on the Project Land in the manner as may be deemed fit by the Developer, in accordance with the Applicable Laws;
16. to make payment and/ or receive the refund of all deposits to and from all public or Government Authority(ies) or public or private utilities relating to the Project paid by the Developer, in the manner the Developer may deem fit;
17. to surrender any portion of the Project Land (as may be required under the Applicable Laws) to the Government Authority(ies) or any such area falling under the set-back area or under any reservation to the Authorities in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondences;
18. to create security, mortgage, Encumbrance, charge, lien on the Project Land, Project, Development Rights, Project FSI, Total Project FSI or any part thereof for the purpose of raising finance for the development, construction and completion of the Project and to execute and present for registration as deemed fit by the Developer, all documents including but not limited to mortgage deeds, memorandum of entry, declaration, guarantees, hypothecation deeds, loan agreements, debenture trust deed, debenture subscription agreements, trust deed, pledge, no objection certificates, declaration, affidavits, powers of attorney, etc. and the like, for and on behalf of the Land Owner as may be required to record or create such security, mortgage,

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Encumbrance, charge, lien;

19. to execute all legal and statutory writings, agreements and documentations for the exercise of the Development Rights and appear before the jurisdictional Sub Registrar towards registration of the documents, as envisaged herein and in connection with all the mortgage, security creation and hypothecation on the Project Land, and, or the Project FSI including but not limited to brokerage agreements, execution/ registration of the Unit Agreement(s);
20. to set up, install and make provision for the various facilities/ services at the Project as may be required under the Applicable Laws and, or, rules made there under or as may be deemed fit by the Developer, demarcate the common areas and facilities, and the limited common areas and facilities in the Project, as per the lay out plan and to file and register all requisite deeds and documents under the Haryana Apartment Ownership Act, 1987 including the deed of declaration;
21. to manage/ maintain the Project and the Project Land and the common areas constructed in the Project upon the Project Land itself or through a nominee/ assign and to collect all benefits, consideration, etc., accruing from such maintenance of the Project;
22. to manage, maintain and operate the community sites, clubs, banquets, school, as may be developed on the Project Land, in the manner as may be deemed fit by the Developer;
23. to take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the Applicable Laws in relation to the Project;
24. to give receipt, hand over ownership, possession, use or occupation of the Units, car parking spaces, retail and commercial premises, other areas in the Project, along with proportionate undivided share in the Project Land or any part thereof;
25. to utilize and enjoy the Total Project FSI as per the terms set forth in the JDA;
26. to utilize the Total Project FSI for development of the Project on the Project Land;
27. to carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;
28. to obtain completion certificate and occupation certificate in respect of the Project or any part thereof;
29. to generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in JDA and all acts, deeds and things that may be required for the planning, designing, development and construction, Marketing, sales, launch, conveyance, transfer, lease, license disposal, monetization, operation, management and like of the Project Land, the Project or any part thereof in terms hereof;
30. to protect the Project Land in such manner as the Developer may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all authorities for maintaining law and order;
31. to perform its obligations under the JDA, including but not limited to procuring Approvals and registration under RERA from HRERA;

For Namo Realtech Pvt Ltd


  
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32. to appear before the HRERA, its appellate authority and all courts and tribunals having related jurisdiction, and defend, settle, compromise or abandon any legal proceeding and other matters concerning the Project or any part thereof; or proceeding and other matters concerning (excluding such matters and disputes between the Developer and the Land Owner), the development of the Project on the Project Land and to appear and act in all courts, original or appellate, and other government and private offices (including the HRERA) and to sign, verify and present pleadings, plaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the Developer shall think expedient and proper to do so in relation to the Project and the Project Land;
33. to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Project Land with any concerned authority, to deal with such authorities and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands, assessments, etc. and to enter into compromises in relation to the same before any court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Project Land and to take appropriate steps in accordance with law, to abate all nuisance, of any kind whatsoever;
34. to appear on its own behalf and on behalf of the Land Owner, before any Government Authority including but not limited to the DTCP, Haryana State Industrial and Infrastructure Development Corporation, Haryana Shehri Vikas Parishad (earlier known as Haryana Urban Development Authority) any development authority, municipal corporation, Ministry of Environment, Forest, State Expert Appraisal Committee, State Environment Impact Assessment Authority, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Dakshin Haryana Bijli Vitran Nigam, Haryana Vidyut Prasaran Nigam Limited, HRERA, Archeologic Survey of India, Fire Department, Airports Authority of India, Building & Other; Construction Workers Department, Labour Department, National Capital Region Planning Board, Central Ground Water Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission, Approvals (including environmental approvals and fire clearances), sanction or consent required in connection with the exercise of the rights vested in it by virtue of the JDA as required under Applicable Laws, rules, regulations, orders, notifications in relation to the Project or the Project Land and for the purposes incidental thereto;
35. to apply for and obtain the Approvals for the Project and the Project Land (including environmental approvals and fire clearances), permissions, consents, sanctions etc. as may be required and as set forth in the JDA, in respect of the Project in its name or in the name of the Land Owner, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/ or to be done on the Project Land for becoming eligible for grant of such Approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnity deeds and

For Namu Realtech Pvt Ltd

  
Authorised Signatory





documents as may be required for the aforesaid purpose;

36. to provide for all information and obtain Approvals including building plan from the DTCP or any Approval from the any other Government Authority for the Project Land;
37. to pay all such taxes, duties, cess, levies etc. on behalf of the Land Owner pertaining to the Project Land. upon failure by the Land Owner for payment of the said taxes, duties, cess, levies etc. Such. taxes, duties, cess, levies etc. shall be reimbursed by the Land Owner to the Developer;
38. to decide the name and, or identification numbers given to the buildings or portions thereof of the Project which shall be displayed in a manner as may be decided by the Developer, without any obstruction, nuisance or hindrance by the Land Owner;
39. to represent and apply for and arrange mutation, record changes, in all official records of the Authorities in respect of part or full transfer of the Project, Project Land or any area/ space/ Units/ plots in the Project as may be deemed appropriate by the Developer;
40. to institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning the Project and/or the Project Land and to appear and act on all judicial, quasi-judicial matters before any Government Authority and private offices and to do any of the following whenever the Developer shall think expedient and proper to do so:
  - (i) to engage or appoint a legal practitioner(s)/ advocate(s) to conduct the same and to sign power(s) of attorney/ vakalatnama in its behalf;
  - (ii) to sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to follow up and proceed in all the proceedings filed in the name of the Land Owner name and on behalf of the Land Owner;
  - (iii) to appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (iv) to produce or summon or receive back any documentary evidence;
  - (v) to make and present to the court, tribunal, authority department or body any application in connection therewith;
  - (vi) to enter into compromises or to refer such suit or claim to arbitration;
  - (vii) to deposit and withdraw any money(s) in connection with such suit;
  - (viii) to file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
  - (ix) to apply for inspection and inspect documents and records of any court;
  - (x) to obtain copies of documents and papers;
  - (xi) to file application for review and/or revision and/or appeal against any order or

For Namu Realtech Pvt Ltd

  
Authorised Signatory





judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as the Developer may deem fit in connection with any such suit, application or appeal, etc.;

- (xii) In respect of the Project, and/ or the Project Land, to compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decretal amount, to issue receipt, to take every step necessary for the same;
  - (xiii) to appoint further attorney and to cancel or revoke the powers conferred upon such attorney; and
  - (xiv) to agree for adjudication of disputes by arbitrator, to get any dispute referred for adjudication to the arbitrator, to settle any matter during the course of arbitration proceedings, to make statement, to sign compromise and to get award passed in terms of the compromise by the arbitrator.
41. in case the Project Land/ the Project or any part thereof is notified for acquisitioning or requisitioning, to appear before the acquisitioning or requisitioning authorities, and to file applications, objections, claims for compensation or otherwise, to receive compensation and to prosecute such proceedings and to do all other acts, deeds, matters and things as may be necessary in that behalf;
42. to do all acts, matters and things that may be necessary for effectuating the terms of any agreement entered or to be entered into, to make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, documents, indentures, declarations, bonds, deeds, assurances, papers, writings and things including instruments of transfer, with respect to the Project or the Project Land or part thereof that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of these presents and the JDA and for all purposes incidental hereto;
43. to appoint further 1 (one) or more, substitute and to remove and/or reappoint in place and instead of the Developer and confer upon such substituted attorney all or any of the powers conferred herein;
44. to submit or renew any bank guarantees pertaining to the Project Land or any part thereof to the lender for procurement of such bank guarantees pertaining to the Project Land, if applicable;
45. to avail, utilize and obtain approvals for all Additional FSI available for the Project Land, as per the terms and conditions of the JDA, including but not limited to under the TDR Policy and, or, any change in the Applicable Laws and, or, due to the revision in any existing policy of the Government Authority, or introduction of any new policy by the Government Authority.

And generally to do all such other acts, deeds and things as may be related, necessary or expedient in connection with the booking/ allotment for sale, lease etc. of the Units in the Project, even if they are not covered by the above clauses, as fully and effectively as the Land Owner could do.

The Land Owner hereby declares that this GPA is given in favour of the Developer and accordingly, the powers conferred herein upon the Developer can be exercised by any of its directors/ authorised

For Namo Realtech Pvt Ltd  
  
Authorised Signatory





representative(s) duly authorized under a resolution passed in the meeting of the board of directors of the Developer.

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

The Land Owner hereby confirms that there is no requirement of any consent/ reference to Land Owner for exercising the power and rights granted to the Developer under the JDA and the GPA. The actions and deeds of the Developer pursuant to JDA and GPA shall be valid and binding on the Land Owner without any requirement of any ratification of the same by the Land Owner.

The Land Owner hereby undertakes, confirms, agrees and acknowledges that they do not have any right to cancel, revoke or modify the GPA. If required for whatever reasons and on the instruction of the Developer, the Land Owner, shall execute or cause to execute such documents as may be required by the Developer to give full effect to the powers granted to the Developer hereinabove.

The Land Owner hereby agrees and confirms that this GPA is granted for consideration, the receipt and sufficiency of which is acknowledged hereby and is irrevocable and shall be governed by the provisions of the Section 202 of the Indian Contract Act, 1872.

The Land Owner hereby declares that this GPA shall be equally binding on its representatives, nominees, successors, executors, liquidators and assigns.

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the JDA.

*[This space has been left blank intentionally]*

For Namu Reatech Pvt. Ltd.



Authorised Signatory





**Schedule I**

**Description of the Project Land**

S. No.	Rectangle No.	Killa No.	Area as per Land Owner Schedule		Details of the Land Owner
			Kanal	Marla	
1.	123	11	8	0	NRPL
2.		12	8	0	
3.		13	8	0	
4.		14	8	0	
5.		15	8	0	
6.		16	8	0	
7.		17	8	0	
8.		18	8	0	
9.		20/1	2	12	
10.	124	12/1/1	2	15	
11.		12/1/2	1	12	
12.		12/1/3	0	6	
13.		12/2 Min.	2	15	
14.		13	8	0	
15.		14 Min.	7	9	
16.	125	14/2/2	1	14	
17.		15/2	6	16	
<b>Total</b>			<b>97</b>	<b>19</b>	
			<b>12.24375 Acres</b>		

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For Namo Realtech Pvt Ltd

*bn*  
Authorised Signatory





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

For Land Owner

For Namotech Pvt Ltd

  
Authorised Signatory

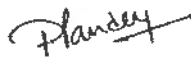
Name:  
Authorised Signatory

For Developer



Name:  
Authorised Signatory

In the Presence of:



By:  
Name: PARIJAT PANDEY  
Address: SECTOR 70, GURGRAM.

In the Presence of:



By:  
Name: RAHUL RAJ  
Address: MAX TOWER, NOIDA.



DDO Code: 0370		E - CHALLAN		Candidate Copy	
Government of Haryana					
Valid Upto:		03-07-2024 (Cash)		*0118179276*	
		27-06-2024 (Chq./DD)			
GRN No.:		0118179276		Date: 26 Jun 2024 12:14:58	
Office Name: 0370-NIAB TEHSILDAR HARSURU					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account		Amount		₹	
0030-03-104-97-51 Pasting Fees		3			
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: Max Estates Gurgaon Two Limite					
Address: Max House Kh No 335 2 355 18 337 and 1511 339 Okhla Industrial Estate New Delhi 110020					
Particulars: Reg Pasting fees					
Cheque-DD- Detail: _____					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		20241323201			
Payment Date:		26/06/2024			
Bank:		Punjab National Bank Aggregator			
Status:		Success			

DDO Code: 0370		E - CHALLAN		AG/ Dept Copy	
Government of Haryana					
Valid Upto:		03-07-2024 (Cash)		*0118179276*	
		27-06-2024 (Chq./DD)			
GRN No.:		0118179276		Date: 26 Jun 2024 12:14:58	
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PD AcNo		0			
Deduction Amount:		₹		0	
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₹ One Hundred and Three only					
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FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		20241323201			
Payment Date:		26/06/2024			
Bank:		Punjab National Bank Aggregator			
Status:		Success			

\* 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.

