

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/07/2018

Certificate No. M0R2018G84



GRN No. 37240918



Stamp Duty Paid : ₹ 500
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

207
4

Seller / First Party Detail

Name: Maestro promoters Pvt ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : New delhi

District : Delhi

State : Delhi

Phone : 0



Buyer / Second Party Detail

Name : Ansal housing and Construction ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 0

Purpose : GENERAL POWER OF ATTORNEY

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



GENERAL POWER OF ATTORNEY



KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at Karnal, Haryana on this 2nd day of August, 2018 by (1) M/s Maestro Promoters Pvt. Ltd., having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 (2) M/s Geo Connect Ltd., having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 (3) M/s Wrangler Builders Pvt. Ltd. having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001; all duly represented through their

A handwritten signature in black ink, appearing to be "J. Singh".

A handwritten signature in black ink, appearing to be "Ravi".

प्रलेख नं:207

दिनांक:02-08-2018

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	करनाल
गांव/शहर	करनाल

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 500 रुपये
स्टाम्प नं : m0r2018g84	स्टाम्प की राशि 500 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: दिनेश चौहान	Service Charge:200

यह प्रलेख आज दिनांक 02-08-2018 दिन गुरुवार समय 2:20:00 PM बजे श्री/श्रीमती /कुमारी
Maestro Promoters Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Geo Connect Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र .
Wrangler Builders Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . निवास करनाल द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (करनाल)

हस्ताक्षर प्रस्तुतकर्ता

Maestro Promoters Pvt. Ltd. Geo Connect Ltd. Wrangler Builders Pvt. Ltd.

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन लि. thru मार्फत तोकिर आलम ए.एस.OTHER
पुत्र . हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजपाल नम्बरदार पिता --- निवासी
दादुपुर व श्री/श्रीमती /कुमारी गौरव पिता योगिन्द्र
निवासी करनाल 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 (करनाल)

Authorised Signatory Mr. Jagjeet Singh S/o Sh. Haripal Singh (hereinafter referred to as "Executants" (Collaborators).

IN FAVOUR OF

M/s Ansal Housing & Construction Ltd., a company incorporated under Companies Act, 1956, and having its registered office at 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 acting through its duly authorized representative Mr. Tauqeer Alam (hereinafter referred to as the "Attorney").

Whereas the Executants are the Owners/Share holders and in possession of land situated in the revenue estate of Kasba - Karnal, Tehsil & District Karnal, Haryana, (hereinafter referred to as the "Said Land") as follows:

- 1) Details of the Land owned by M/s Maestro Promoters Pvt. Ltd. in Kasba-Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
9595	12-14	11-4-5	2.336
12727/9596	6-4	5-19-14	1.247
TOTAL		17-3-19	3.583

- 2) Details of Land owned by M/s Geo Connect Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area Taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
9473	6-14	1-7-0	.281



Reg. No.

Reg. Year

Book No.

207

2018-2019

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru मार्फत जगजीत सिंह OTHER Maestro Promoters Pvt. Ltd. thru मार्फत
जगजीत सिंह OTHER Geo Connect Ltd. thru मार्फत जगजीत सिंह OTHER Wrangler
Builders Pvt. Ltd.

प्राधिकृत :- thru मार्फत तोकिर आलम-ए.एस. OTHER मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन
लि.

गवाह 1 :- राजपाल नम्बरदार

गवाह 2 :- गौरव

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 207 आज दिनांक 02-08-2018 को बही नं 4 जिल्द नं 510 के पृष्ठ नं 56 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 9611 के पृष्ठ संख्या 39 से 41 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 02-08-2018

उप/संयुक्त पंजीयन अधिकारी(करनाल)

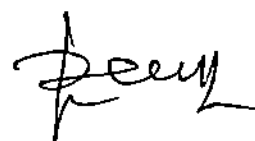
9471	8-2	1-12-0	.333
9472	2-8	0-10-0	0.104
Total		3-9-0	.718

3) Details of the Land owned by M/s Wrangler Builders Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u> <u>B-B</u>	<u>Area taken</u> <u>B-B-B</u>	<u>Area in Acres</u>
12457/9374	0-9	0-1-0	0.010
9413	6-14	0-13-0	0.135
9420	4-4	0-8-0	0.083
9421	8-2	0-16-0	0.167
9422	2-8	0-5-0	0.052
TOTAL		2-3-0	0.447

Total Area = 22-15-19(B-B-B) OR 4.741 acres

AND WHEREAS the executants are the wholly owned subsidiary of the Attorney and being fully entitled and well in possession of their aforementioned respective land areas, have entered into a Development Agreement dated 14.06.2017 with the Attorney, duly registered at the office of sub-registrar, Karnal vide registration no. 2585 dated 14.06.2017 in book no. 1, volume no. 566 at page no. 160, for the purpose of developing the same into a residential colony on the terms and condition stipulated in the said Development agreement. That the parties further executed a supplementary agreement

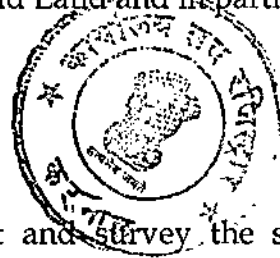



dated 02.08.2018 duly registered at the office of sub-registrar, Karnal vide registration no. 4069... dated 02.08.2018 in book no. 1..., volume no. 583. at page no. 53... 7055

That in terms of the aforementioned agreements it is agreed between the parties that the Executants shall share the revenue generated, from the sale of developed areas, with the Attorney in the ratio as mentioned in the clause no. 1 of the said supplementary development agreement i.e 65% to the Executants and 35% to the attorney.

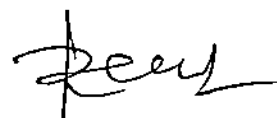
AND WHEREAS the clause no. 9 of the aforesaid development agreement also stipulates that the Associate Companies shall have the liberty to sell their share of developed area through the developer on mutually agreed terms. Therefore the associate companies have approached the developer to market and sell their respective shares of the developed areas to which the developer has agreed and now the entire developed area shall be marketed/advertised and sold by the developer on behalf of all the parties as per the terms and conditions mentioned in the aforementioned agreements. Thus, in order to fulfill their obligations the Executants are hereby executing this irrevocable General Power of Attorney.

AND WHEREAS pursuant to the Development Agreement dated 14.06.2017 and the supplementary development agreement dated 12/08/18 the Executants do hereby constitute and appoint M/s Ansal Housing & Construction Ltd., New Delhi as their lawful attorney and authorize them to do all or any of the following acts, deeds, matters and things concerning the development of the Project on the said Land and in particular that is to say;



- 1 To enter upon the scheduled land for development and survey the same, prepare layout and service plans, prepare building plans and carry out work of development, construction and completion of the proposed project(s) on the scheduled land as per approvals in conformities with existing laws and rules and to carry out necessary formalities for obtaining approvals.

- 2 To represent the Executants before The Director, Town & Country Planning, Haryana, Haryana Urban Development Authority, Real Estate Regulatory Authority and all other concerned statutory authorities, in the matter of applying for, seeking and obtaining the requisite development License/s, approvals, permissions, sanctions, no objection certificates, change in land use including building plans, zoning plans, completion certificates, etc., required by or under any provisions of law from any Government Department or Authority under the Haryana Urban Development Laws and/or the rules framed thereunder and to apply for and seek registration of the proposed project under Real Estate (Regulation and Development) Act, 2016(RERA), to represent the Executants before RERA Authority, RERA Appellate Tribunal and also to comply with all the rules and regulations of RERA Act as and when required and to do all acts whatsoever on behalf of the Executants as required under the relevant laws for the development of the said Land into a residential colony.
- 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 of any excess payments which may be due.
- 4 To engage any architects, consultants, engineers, contractors, workmen etc. for the buildings to be constructed, to fix their charges, 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 install hoardings, sign boards, neon signs etc. of the Developer on the schedule land indicating development thereof and issue advertisements in such

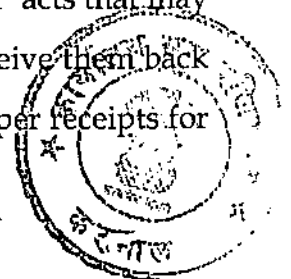


mode as may be deemed fit by the attorney, to exercise full, free, uninterrupted and irrevocable marketing and branding rights in respect of the Said Project to be developed on the schedule land to be developed in terms of the Development Agreement and the said supplementary agreement.

- 6 To mortgage, create any lien, charge in favour of any Bank/Financial Institution/NBFC over the said land to raise finance/loans on such terms & conditions as the Attorney may deem fit and appropriate for the purpose of development and construction of the Project envisaged in terms of Development Agreement and to execute and sign any documents, mortgage deed etc. and present the same for registration before the Sub-Registrar or any other Competent Registering Authority.
- 7 To market, advertise, sell and or part with the possession of the developed areas and to receive, collect and appropriate the sale proceeds, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds to convey right and title in favour of the allottees/purchasers of units in the proposed project on the said project land and/or enter in to any arrangements/agreement with any third party with respect to the project land. The Executant Companies also authorise attorney to execute any other documents including authorisation letter and or resolutions, if required to fulfill the terms of the development agreement 14.06.2017 and supplementary agreement. Thus, the Attorney is entitled to transfer and convey the Attorney's and Executant's/Landowner's rights, title and interest in the said land as agreed to be sold/leased to different prospective purchasers by the Attorney, in favour of respective purchasers and to execute the relevant documents including the sale deeds, lease deeds, conveyance deeds etc. in favour of the prospective buyers.



- 8 To receive sale consideration directly from the prospective buyers for the entire developed area including the share of the associate companies. That the Attorney shall be entitled and authorised to deduct, from the revenue share of the associate companies, the marketing expenses i.e. brokerage and advertising costs. That once the Attorney starts marketing, advertising and selling the developed areas, the computation of the revenue generated in proportion to the land contributed by the Executants under a particular license shall be done at the end of every quarter. That the Attorney is also entitled and authorised to deduct, from the share of Executants, all such amounts which it has paid to the Executants as advance sum in terms of the said development agreement and the supplementary agreement. The Attorney after making the aforementioned deductions shall pay to the Executants their respective shares in proportion to the land area contributed.
- 9 To contest oppose or otherwise deal with any proposal to include all or any portion of the scheduled 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 deposit on behalf of the Executants any money in the Treasury or any office of the Registrar or Sub-Registrar for the purpose of purchasing stamp for conveyance deed, to present for registration the said deeds and documents in terms of the said Development Agreement and admit the execution thereof and give acknowledgement receipt of the payments and to do all other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.



- 11 To appear before the Revenue Court and Officers on behalf of the Executants and to get mutation of the said Land or units constructed thereon entered in the name(s) of the purchaser(s) of developed areas/plots.
- 12 To accept service of any summons or other legal process or notice of any suit, appeal, revision and/or to appear before and represent the Executants in any court(s), civil, revenue, criminal etc., including the High Court(s) and the Supreme Court of India, whomsoever, as the said Development Agreement Attorney shall deem fit and proper and to commence, initiate, prosecute or defend or compromise, any action, suit or other legal proceedings in any Courts, Forums, Tribunals and/or other Statutory Authorities appointed under any Act or law and to make statements on oath and to engage and appoint any Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf of the Executants in the course of conduct of legal proceedings connected in any manner in respect of the said Land.
- 13 AND the EXECUTANTS hereby agree that all acts, deeds or things lawfully done or caused to be done by the said Attorney or its authorized representative under this General Power of Attorney shall be construed as acts, deeds, matters and things done by the Executants and the Executants hereby undertake to confirm and ratify all and whatsoever the said Attorney shall do as per the provisions of the said Development Agreement.
- 14 This General Power of Attorney is irrevocable.



IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN
SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON
THIS 25th DAY OF JULY 2018 IN THE PRESENCE OF THE FOLLOWING
WITNESSES:-

(Executants)

1. M/s Maestro Promoters Pvt. Ltd

2. M/s Geo Connect Pvt. Ltd.

3. M/s Wrangler Builders Pvt. Ltd.



Attorney

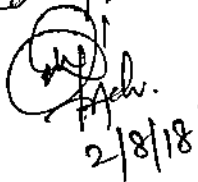
For Ansal Housing & Construction Ltd.


Witnesses:-


1. Shri Rajpal Numbendar wali Dadupur Ragden
Rajpal Numbendar

2. Shri Gaurav Singh Pk Ansal Town
Gaurav Singh

Drafted by:-


2/8/18

DDO Code: 2305	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq/DD)		
GRN No.: 0037507840	Date: 02 Aug 2018 15:21:01	
Office Name: 2305-tehsildar		
Treasury: Kamal		
Period: (2018-19) One Time		
Head of Account		Amount ₹
0030-03-104-99-51 Fees for Registration		103
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: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 207		
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 7247242759		
Payment Date: 02/08/2018		
Bank: Punjab National Bank Aggregator		
Status: Success		

DDO Code: 2305	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq/DD)		
GRN No.: 0037507840	Date: 02 Aug 2018 15:21:01	
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₹ One Hundred and Three only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 207		
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No: 7247242759		
Payment Date: 02/08/2018		
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.

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/07/2018

Certificate No. M0R2018G84



GRN No. 37240918



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City/Village : New delhi

District : Delhi

State : Delhi

Phone: 0



Buyer / Second Party Detail

Name : Ansal housing and Construction ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 0

Purpose : GENERAL POWER OF ATTORNEY

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