

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 24/02/2021

Certificate No. G0X2021B2521



GRN No. 72622760



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Radhey Buildhome Pvt Ltd

H.No/Floor : 25

Sector/Ward : 3

LandMark : M2k mall 16 mangalam place

City/Village : Rohini

District : New delhi

State : Delhi

Phone: 87*****40

Others : M two k projects llp



Buyer / Second Party Detail

Name : Adani m two k Projects Llp

H.No/Floor : 0

Sector/Ward : 0

LandMark : 10th floor shikhar navrangpura

City/Village: Ahmedabad

District : Ahmedabad

State : Maharashtra

Phone : 87*****40

Purpose : GPA



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

Stamp Duty : Rs. 1,000/-
Stamp No./dated : G0X2021B2521/24-02-2021
Stamp issued by : Online

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL THAT WE M/s Radhey Buildhome Pvt. Ltd. [CIN: U70200DL2010PTC198448] a company registered under the Companies Act, 1956, having its registered office at Shop No. 25, M2K Mall 16, Mangalam Place District Center, Sector-3, Rohini, Delhi-110085, through its authorized representative **Mr. Sanjeev Malhotra** (Aadhaar No. 2856 3955 2896) vide Board resolution dated 02-09-2019 and M/s. M2K Projects LLP [LLPIN: AAB-4379], a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 13/29, First Floor, Harsha Bhawan, Connaught Circus, New Delhi-110001, through its authorized representative **Mr. D. K. Karnani** (Aadhaar No. 5018 5585 4029) vide Board resolution dated 04-09-2019 (both are hereinafter collectively referred to as "Executants" which expression shall, unless the context otherwise requires, mean and include its successors and permitted assigns) are the owners of land measuring 119 Kanal 19 Marla (i.e. 14.99375 acres) as detailed hereunder:

For Radey Buildhome Pvt. Ltd.

Sanjeev
Director/Authorised Signatory

For M2K PROJECTS LLP

dk
Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

Adani
Partner/Authorised Signatory

प्रलेख न:67

दिनांक:25-02-2021

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील कादीपुर
गांव/शहर खेडकी माजरा धनकोट

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : g0x2021b2521 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:73878405 पेस्टिंग शुल्क 3 रुपये

Drafted By: Ram Niwas Adv

Service Charge:200

यह प्रलेख आज दिनांक 25-02-2021 दिन गुरुवार समय 4:35:00 PM बजे श्री/श्रीमती /कुमारी

Radhey Buildhome P. Ltd.thru Sanjeev MalhotraOTHER पुत्र .. M2K Projects LLPthru D K KarnaniOTHER पुत्र निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हरताक्षर प्रस्तुतकर्ता
Radhey Buildhome P. Ltd. M2K Projects LLP


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Adani M2K Projects LLP thru Naveen Kumar MittalOTHER पुत्र .. हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shiv Kumar Singh पिता --- निवासी Adv. --- व श्री/श्रीमती /कुमारी Pankaj Sirohi पिता Brahm Singh निवासी 1-164 Shri Nagar Hapur Ghaziabad UP ने की।

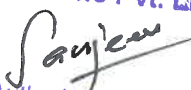
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

Land Owner	Rect. No.	Kila No.	Area (Kanal-Marla)
M/s Radhey Buildhome Pvt. Ltd.	30	1/1	5-4
		1/3	0-8
		10	8-0
	31	6	8-0
		7/1	1-4
		14/1/2 min	1-9
		14/2/2 min	0-3
		15	8-0
		16 min	7-7
		17/1 min	1-5
		25 min	5-4
	41	5 min	5-4
		6/1	7-11
		15/1/2	1-15
		15/2/2	0-5
	42	11/1/2	3-1
		11/2	4-12
		12	8-0
		13	8-0
		18	8-0
		19/2	7-18
		20/1/1	2-7
		Subtotal (A)	102-17 or 12.85625 Acres
M/s. M2K Projects LLP	30	21/1/2	2-0
		21/2	4-0
		22	8-0
	42	1/1/2/1	0-12
		1/2/1	2-10
		Subtotal (B)	17-2 or 2.1375 Acres
		Total Area (A+B)	119 - 19 Or 14.99375 Acres

situated in the revenue estate of **Village Kherki Majra, Sector-102A, Tehsil Kadipur, District Gurgaon, Haryana** hereafter referred to as the "Said Land"

WHEREAS the Executants being lawful owner in possession of Said Land, the Executants are duly competent and entitled to deal with the same in any manner deemed fit by the Executants. The Executants have entered into a Collaboration Agreement on 09.12.2019 with **M/s Adani M2K Projects LLP [LLPIN: AAA-5931]**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 10th Floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad-380009 through its authorized signatory **Naveen Kumar Mittal** (Aadhaar No. 6975 7681 2789) (hereafter referred to as the "Project Management and Marketing Agency (PMMA)". In terms of aforesaid Agreement the PMMA has to fulfill various obligations for carrying out development/ project management and marketing of the project on the Said Land to fulfill the intents and objects of the Collaboration Agreement.

For Radhey Buildhome Pvt. Ltd.

 Director/Authorised Signatory

For M2K PROJECTS LLP

 Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

 Partner/Authorised Signatory



पेशकर्ता



प्राधिकृत



गवाह

Sanjeev

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Sanjeev Malhotra OTHER Radhey Buildhome P. Ltd. thru D K
Karnani OTHER M2K Projects LLP

प्राधिकृत :- thru *Pankaj* Kumar Mittal OTHER Adani M2K Projects
LLP

गवाह 1 :- Shiv Kumar Singh

गवाह 2 :- Pankaj Sirohi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 67 आज दिनांक 25-02-2021 को बही नं 4 जिल्द नं 3 के पृष्ठ नं 89.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 8 के पृष्ठ संख्या 1 से 2 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 25-02-2021

उप/संयुक्त पंजीयन अधिकारी(कादीपुर)

AND WHEREAS the Executants do hereby confirm and declare that their respective Board has passed resolution/s to, inter alia, execute the present irrevocable Power of Attorney.

NOW BY THIS POWER OF ATTORNEY, the Executants hereby nominate, constitute and appoint **M/s Adani M2K Projects LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 10th Floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad-380009 and corporate office at Plot No. 83, Sector 32, Gurgaon, Haryana – 122001 acting through its Official(s) and/or Manager(s) as may be decided by the Partners of **M/s Adani M2K Projects LLP**, as our true and lawful Attorney with full authority to do the following acts, deeds and for and on behalf of the Executants herein and in their respective name(s):-

1. To sign and apply and follow-up with all the concerned Regulatory Authorities the matters relating to grant/ renewal of licenses under the Haryana Development and Regulation of Urban Areas Act, 1975 and / or Change of Land Use (CLU) and other authorities, for and in respect of the Said land, the sanctions and approvals of layout plan, building plans, zoning plans, architectural control sheet, transfer of beneficial interest, occupation/completion certificates (in part or full), etc., as required under the law for the development, construction and completion of Affordable Residential Plotted Colony and/or other Buildings, structures, plots, etc., on the Said land and to sign, submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith by the concerned authorities.
2. To sign, apply and submit all and any documents as may be required by competent authorities and follow-up with all the concerned Regulatory Authorities including Director General, Town and Country Planning Govt. of Haryana, Haryana Shehri Vikas Pradhikaran (HSVP), RERA, etc. for grant of LOI / licence and renewal / and /or apply for issue of additional license in respect of the Said Land or part thereof and / or apply for Change of Land Use (CLU) of the Said Land or any part of the Said Land and to do all acts and deed necessary for the same for and on behalf of the Executants and deal with all authority or authorities for facilitating the development of the said Land or any part thereof.
3. To finalize designs, specifications, construction strategy, project plans and engagement of architects, engineers, contractors, sub-contractors, etc. at the cost of the Executants. If the circumstances so warrant, to make alternations in the designs, specifications, Project Plans, etc.
4. To market and sell the entire developed area in the Project on behalf of the Executants, at mutually decided price and all monies received from customers shall be deposited in designated RERA account as per the applicable statutory rules and the escrow bank account shall be opened for managing the smooth development of the Project in compliance with RERA and License conditions.
5. To plan, supervise, market the project with utmost efficiency. To perform the duties and undertake the responsibilities set forth in the Agreement and to apply efficient business administration and to use reasonable, diligent, expeditious and economical efforts at all times in the performance of its obligations. To act diligently and devote

For Radey Buildhome Pvt. Ltd.

Director/Authorised Signatory

For M2K PROJECTS LLP

Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

Partner/Authorised Signatory

such time and attention to the Project as may be necessary to accomplish the purposes of the Agreement.

6. To appoint such experienced personnel as are reasonably required to carry out the obligations of the PMMA under the above said Agreement.
7. To ensure that the development of the Project and all activities with respect to the Project shall be conducted in compliance with all Applicable Laws and Project Approvals.
8. To sign, verify, file, submit, furnish all applications and documents before various authorities in the state of Haryana, Central Government authorities, Gurgaon and/or Chandigarh authorities, such as Land Acquisition Department, Haryana State Industrial Development Corporation of India Ltd., Haryana Shehri Vikas Pradhikaran, RERA, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI) and all other departments and authorities of the State and/ or Central Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed to ensure various compliances and/or in connection with the release of the Said Land from acquisition proceedings and matters related thereto.
9. To apply for and obtain licenses, CLU, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HSVP, Haryana State Industrial Development Corporation of India Ltd., NHAI, and/or any other concerned authorities under Local/State/Central Government in respect of commencement and completion of development of the Said Land for Affordable Residential Plotted Colony in terms of sanctions and permission, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 or any other applicable laws, rules etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
10. To sign, file, submit and obtaining layout plan, building plan, services plan, revised/modified building plan, demarcation plan, zoning plan, architectural control sheet, any other plan before the concerned authorities including but not limited to Director, Town and Country Planning Haryana (DTCP), Haryana Shehri Vikas Pradhikaran (HSVP)/Haryana State Industrial Development Corporation Ltd(HSIDC Ltd)/Municipal Authority, and/or any other local / authority under the Statement Government and/or Central Government as may be required from time to time.
11. To apply for and obtain requisite permissions, approvals, sanctions, NOC from the concerned authorities such as Town and Country Planning Department, Haryana Shehri Vikas Pradhikaran, Fire Department, PWD, HSIDC Ltd., Licensing Authorities, Forest Department, Deputy Commissioner (DC) / District Revenue Officer (DRO) Authority/ies, RERA, Municipal Authorities and/or authorities in charge of sewer, water, electricity, highways, Airport Authority of India, Ministry of Forest and Environment, Ministry of Mines, any other concerned authorities connected with sanction of layout/ building plan, occupation/ completion certificates under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity,

For Radey Buildhome Pvt. Ltd.


Director/Authorised Signatory

For M2K PROJECTS LLP


Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP


Partner/Authorised Signatory

- indemnity bond and such other papers and documents and may be required for these authorities from time to time.
12. To enter into agreement to sell for plot, building, floor, SCO, shop, milk & vegetable booth and/or any development on the Said Land, whether in whole or in part.
 13. To enter into Maintenance Agreement for the above said plot, building, floor, SCO, shop, milk & vegetable booth and/or any development on the Said Land.
 14. To receive sale price/lease/licence money payable by the allottee(s)/purchaser(s)/lessees/licencee(s) on behalf of Executants and to appropriate the same unto Executants, its nominee or any other person or entity authorized by the Executants in compliance with RERA Rules.
 15. To apply and obtain all necessary permission and approvals from statutory authority, if any as may be required from time to time including permission from RERA Authority for sale of plots, buildings, floors, SCOs, shops, milk & vegetable booths and/or any development on the Said Land, whether in whole or in part, if required.
 16. To take legal actions in accordance with law as may be required to be taken from time to time for recovery of any dues, on non-payment of any sum as aforesaid to take proceedings to secure ejection and to recover possession according to law.
 17. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to handover the premises and vacate the same.
 18. To issue valid receipts in proper form for all moneys received or recovered from any customer/ tenants as sale consideration/ rent/compensation or otherwise.
 19. To appoint advocates, consultants, and execute further General Power of Attorney(s) and Special Power of Attorney(s) empowering them to do acts and things as mentioned in this Power of Attorney and to do all acts deeds and things.
 20. To enter into, make, sign, and do all such contracts, agreements, deeds, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
 21. That the Attorney is/are entitled to file/defend any suit, proceedings, civil, revenue, taxation or criminal before any courts/officer/authority/Arbitrator/Tribunals etc. The Attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, sign vakalatnama, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter/proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land subject matter of Collaboration Agreement and enter into any settlement pertaining to the said Land and for that purpose make any statement before any court of law.

For Radey Buildhome Pvt. Ltd.

Director/Authorised Signatory

For M2K PROJECTS LLP

Partner/Authorised Signatory

For ADANI M2K PROJECTS LLP

Partner/Authorised Signatory

To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, reply, written statements, appeals, applications, affidavits, etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project and/or Said Land beneath the same or any matter incidental thereto including enhancement of compensation and for that purpose to sign and file all pleadings, applications, petitions, affidavits, undertakings, appeal proceedings so as to secure the Said Land for facilitating the development thereof in accordance with Collaboration Agreement.

22. To do and cause to do all acts deeds and things to ensure compliance with all laws, rules, regulations, notifications, etc. for the time being in force.
23. That this Power of Attorney has been executed against consideration and remain irrevocable and continue to subsist and shall remain binding notwithstanding the existence of or any change in the constitution of the Executants, jointly and/or severally, due to merger/amalgamation, demerger, reverse merger, reconstitution, winding-up, etc. whether voluntary or otherwise, for any reason whatsoever.

The Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper. The present Attorney is irrevocable one and we shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney/Resolution including but not limited to appointment and/or grant of further Attorney(s).

IN WITNESS WHEREOF, the Executants have signed this General Power of Attorney on this 25TH day of February, 2021 at Gurgaon.

DRAFTED BY


RAM NIWAS, ADVOCATE
Distt. Court, Gurgaon (Hr.)

Executants:

For Radhey Buildhome Pvt. Ltd.

Director/Authorised Signatory
1. M/s Radhey Buildhome Pvt. Ltd.


For M2K PROJECTS LLP


Partner/Authorised Signatory
2. M/s. M2K Projects LLP

Accepted by: For ADANI M2K PROJECTS LLP


Partner/Authorised Signatory
M/s Adani M2K Project LLP

Witnesses:

1. 
Mr. Pankaj Sirohi
(Aadhaar 5055 9851 5710)
Son of Shri Brahm Singh
Resident of H.No. 1/164,
Shri Nagar Hapur, Ghaziabad, UP

2. 
Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

