

1215 GPH

Non Judicial  
Indian-Non Judicial Stamp  
Haryana Government  
Date: 08/02/2019

Certificate No. G0H2019B229  
GRN No. 43695315

Stamp Duty Paid : ₹ 1000  
(Rs. Thousand Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Anjuman Buildcon Pvt Ltd  
H.No/Floor : 110 Sector/Ward : 0 LandMark : Indra prakash 21 barakhamba road  
City/Village : New delhi District : New delhi State : Delhi  
Phone: 0 Others : Etc

**Buyer / Second Party Detail**

Name: Ansal Housing and Construction Ltd.  
H.No/Floor : 606 Sector/Ward : 0 LandMark : Indra prakash 21 barakhamba road  
City/Village : New delhi District : New delhi State : Delhi  
Phone: 0

Purpose : GPA

THE SEAL OF  
REGISTRAR  
BADSHAHPUR

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

**GENERAL POWER OF ATTORNEY**

Stamp duty : Rs. 1,000/-  
Stamp No./Dated : G0H2019B229/08-02-2019  
Issued by : Government of Haryana  
Registration Fees : Rs. 110/-  
Challan No./Dated : 44104356/08-02-2019

**KNOW ALL MEN BY THESE PRESENTS**

This General Power of Attorney is made and executed at Gurugram Haryana on this 8<sup>th</sup> day of February 2019 by (1) M/s Anjuman Buildcon Pvt. Ltd., (PAN: AAFC2799G) having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 (2) M/s Maestro Promoters Pvt. Ltd., (PAN: AABCM3123G) having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 (3) M/s Wrangler Builders Pvt. Ltd., (PAN: AAACW1549H) having its registered office at 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001; all duly represented through their Authorised Signatory Mr. Puneet Kumar Talan, S/o Sh. Ramesh Chand Talan (hereinafter referred to as "Executants" (Collaborators)).

For ANJUMAN BUILDCON PVT. LTD.

*Puneet Kumar Talan*

Signatory

For Maestro Promoters Pvt. Ltd.

*Puneet Kumar Talan*

For WRANGLER BUILDERS PVT. LTD

*Puneet Kumar Talan*

Authorised Signatory

For Ansal Housing & Construction Ltd

*Puneet Kumar Talan*

Authorised Signatory

प्रलेख न:215

दिनांक:08-02-2019

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

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : g0h2019b229	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:44104356 पेस्टिंग शुल्क 3 रुपये
Drafted By: Rajbir Singh Adv	Service Charge:200

यह प्रलेख आज दिनांक 08-02-2019 दिन शुक्रवार समय 4:19:00 PM बजे श्री/श्रीमती /कुमारी Ms Anjuman Buildcon Pvt ltd thru Puneet Kumar TalanOTHER Ms Maestro Promoers Pvt ltd thru Puneet Kumar TalanOTHER Ms Wrangler Builders pvt ltd thru Puneet Kumar TalanOTHER निवास 110 Indra Prakash 21 Barakhamba Road ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

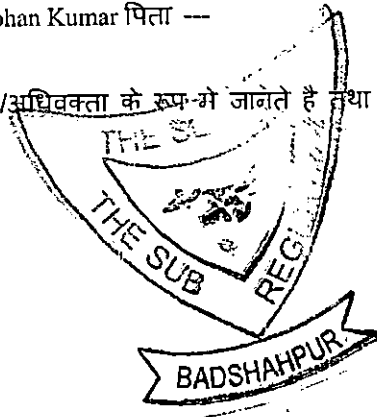


हस्ताक्षर प्रस्तुतकर्ता

Ms Anjuman Buildcon Pvt ltd Ms Maestro Promoers Pvt ltd Ms Wrangler Builders pvt ltd

  
उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर )

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms Ansal Housing and Construction Ltd thru Kishor KumarOTHER हाजिर हैं ।  
प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Mukesh k saini पिता --- निवासी Adv  
ggm व श्री/श्रीमती /कुमारी Mohan Kumar पिता ---  
निवासी ADV GGM ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



## IN FAVOUR OF

M/s Ansal Housing & Construction Ltd., (PAN: AAACA0377R) 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. Kishor Kumar**, S/o Late Shital Dass Grover (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 Village Khera, District Yamunanagar, Haryana, (hereinafter referred to as the "Said Land") as follows:

**1) Details of the Land owned by Anjuman Buildcon Pvt. Ltd. in Village Khera, Yamunanagar, Haryana:-**

<u>Khasra No.</u>	<u>Area B-B</u>	<u>Area taken B-B-B</u>	<u>Area in Acres</u>
1361/2	4-16	4-16-0	1.000
1365	9-13	9-13-0	2.010
1373	9-0	9-0-0	1.876
1374	0-6	0-6-0	0.062
<b>TOTAL</b>		<b>23-15-0</b>	<b>4.948</b>

**2) Details of Land owned by Maestro Promoters Pvt. Ltd. in village Khera, Yamunanagar, Haryana:-**

<u>Khasra No.</u>	<u>Area B-B</u>	<u>Area Taken B-B-B</u>	<u>Area in Acres</u>
1349	6-11	6-11-0	1.365
1350	9-13	9-13-0	2.010
1422	8-6	6-14-0	1.395
1423	9-4	3-4-0	0.667
1425	9-13	5-16-13	1.214
1426	3-4	3-4-0	0.667
1429	8-17	3-19-1	0.823
<b>Total</b>		<b>39-1-14</b>	<b>8.141</b>

**3) Details of the Land owned by Wrangler Builders Pvt. Ltd. in Village Khera, Yamunanagar, Haryana:-**

<u>Khasra No.</u>	<u>Area B-B</u>	<u>Area taken B-B-B</u>	<u>Area in Acres</u>
1357	25-0	25-0-0	5.208
1358	0-5	0-5-0	0.052
<b>TOTAL</b>		<b>25-5-0</b>	<b>5.26</b>

For ANJUMAN BUILDCON PVT. LTD.

*[Signature]*

Authorized Signatory

For Maestro Promoters Pvt. Ltd.

*[Signature]*

For WRANGLER BUILDERS PVT. LTD

*[Signature]*

Authorized Signatory

For Ansal Housing & Construction Ltd

*[Signature]*

Authorized Signatory

Reg. No.

Reg. Year

Book No.

215

2018-2019

4



पेशकर्ता

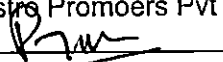


प्राधिकृत



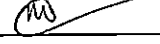
गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Puneet Kumar TalanOTHER Ms Anjuman Buildcon Pvt Ltd thru Puneet Kumar TalanOTHER Ms Maestros Promoters Pvt Ltd thru Puneet Kumar TalanOTHER Ms Wrangler Builders pvt Ltd 

प्राधिकृत :- thru Kishor KumarOTHERMs Ansal Housing and Construction Ltd 

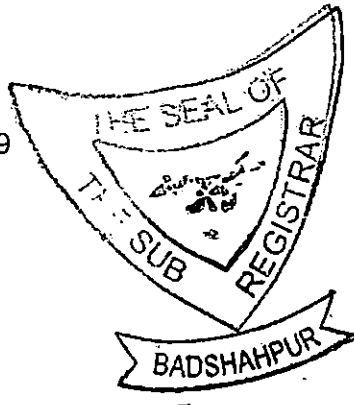
गवाह 1 :- Mukesh k saini 


गवाह 2 :- Mohan Kumar 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 215 आज दिनांक 08-02-2019 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 115.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 11 के पृष्ठ संख्या 92 से 94 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 08-02-2019



  
उप/सयुक्त पंजीयन अधिकारी( बादशाहपुर )

**4) Details of Land owned by Wrangler Builders Pvt. Ltd. ½ share and Anjuman Buildcon Pvt. Ltd. ½ share**

Khasra No.	Area B-B	Area Taken B-B-B	Area in Acres
1327	9-1	9-1-0	1.885
1337	9-1	9-1-0	1.885
1338	9-1	9-1-0	1.885
1339	9-1	9-1-0	1.885
1340	1-19	1-19-0	0.406
1427	7-13	7-13-0	1.594
1434	2-7	2-7-0	0.49
1436	6-7	6-7-0	1.324
1455	9-1	2-8-0	0.501
	<b>Total</b>	<b>56-18-0</b>	<b>11.855</b>

**5) Details of land owned by Wrangler Builders Pvt. Ltd., ½ share and Maestro Promoters Pvt. Ltd., ½ share**

Khasra No.	Area B-B	Area Taken B-B-B	Area in Acres
1428	0-16	0-16-0	0.167
1432	9-13	3-13-10	0.766
1433	9-13	9-13-0	2.01
1454	9-1	9-1-0	1.885
	<b>Total</b>	<b>23-3-10</b>	<b>4.828</b>

**Total Area = 168-3-4(B-B-B) OR 35.032 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 17.01.2018 with the Attorney, duly registered at the office of sub-registrar, Jagadhri vide registration no. 9491 dated 17.01.2018 in book no. 1, volume no. 773 at page no. 114, 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 13.12.2018 Duly registered at the office of sub-registrar, Yamuna Nagar vide registration no. 8648 dated 13.12.2018 in book no. 1 volume no. 787 at page no. 186. 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

For ANJUMAN BUILDCON PVT. LTD.

*[Signature]*

Authorised Signatory

For Maestro Promoters Pvt. Ltd.


*[Signature]*


For WRANGLER BUILDERS PVT. LTD

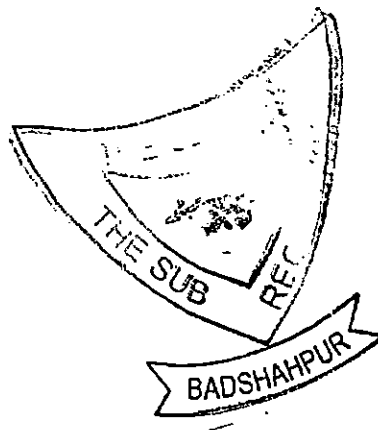
*[Signature]*  
Authorised Signatory

For Ansal Housing & Construction Pvt. Ltd.

*[Signature]*  
Authorised Signatory

DDO Code: 0368		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 15-02-2019 (Cash) 09-02-2019 (Chq./DD)		 * 0 0 4 4 1 0 4 3 5 6 *		
GRN No.: 0044104356		Date: 08 Feb 2019 10:41:01		
Office Name: 0368-NAIB TEHSILDAR BADSHAHPUR				
Treasury: Gurgaon				
Period: (2018-19) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		10		
0030-03-104-99-51 Fees for Registration		100		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		110		
₹ One Hundred and Ten Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- 1				
PAN No:				
Tenderer's Name: Ansal Housing And Construction				
Address: office at 606 6th Floor Indra Prakash 21 Barakhamba Road New Delhi				
Particulars: Registration Fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		8007781975		
Payment Date:		08/02/2019		
Bank:		Punjab National Bank Aggregator		
Status:		Success		

DDO Code: 0368		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 15-02-2019 (Cash) 09-02-2019 (Chq./DD)		 * 0 0 4 4 1 0 4 3 5 6 *		
GRN No.: 0044104356		Date: 08 Feb 2019 10:41:01		
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₹ One Hundred and Ten only				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- 1				
PAN No:				
Tenderer's Name: Ansal Housing And Construction				
Address: office at 606 6th Floor Indra Prakash 21 Barakhamba Road New Delhi				
Particulars: Registration Fee				
Cheque-DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		8007781975		
Payment Date:		08/02/2019		
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.

Attorney in the ratio as mentioned in the clause no. 1 of the said supplementary development agreement i.e 70% to the Executants and 30% to the attorney.

**AND WHEREAS** the clause no. 2 (a) 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 17.01.2018 and the Supplementary Development agreement dated 13.12.2018 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

For ANJUMAN BUILDCON PVT. LTD.

Authorised Signatory

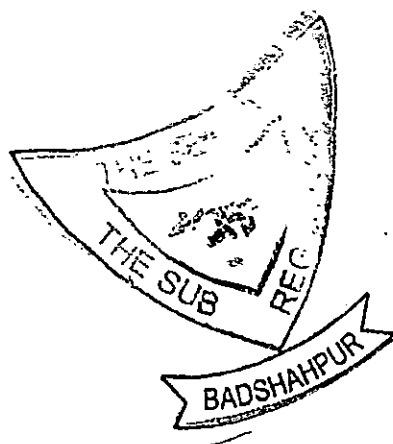
For Maestro Promoters Pvt. Ltd.

For WRANGLER BUILDERS PVT. LTD

Authorised Signatory

For Ansal Housing & Construction Ltd.

Authorised Signatory





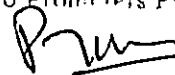
apply for and seek registration of the proposed project under Real Estate (Regulation and Development) Act, 2016(RERA), to represent the Executants before RERA Authority, RERA Appellate Tribunal and also to comply with all the rules and regulations of RERA Act as and when required and to do all acts 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.

For ANJUMAN BUILDCON PVT. LTD.

  
Authorized Signatory

For Maestro Promoters Pvt. Ltd.

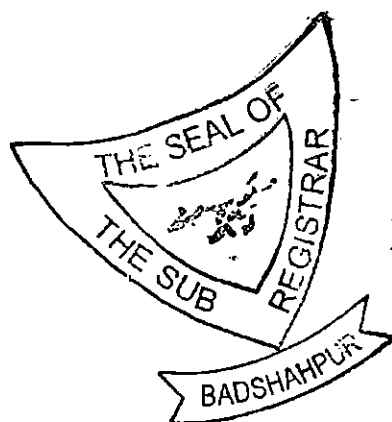
  
For WRANGLER BUILDERS PVT. LTD

  
Authorized Signatory

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For Ansat Housing & Construction

  
Authorized Signatory



- 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 Dated 17.01.2018 and Supplementary Agreement Dated 13.12.2018. 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.

For ANJUMAN BUILDCON PVT. LTD.



Authorised Signatory

For Maestro Promoters Pvt. Ltd.



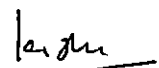
For WRANGLER BUILDERS PVT. LTD



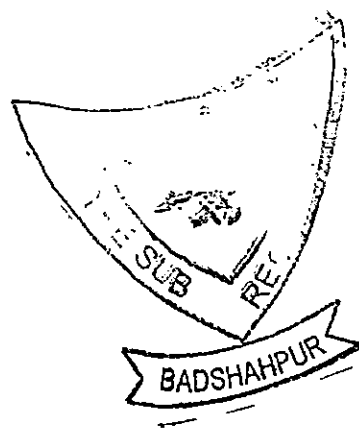
Authorised Signatory

For Ansal Housing & Construction Ltd

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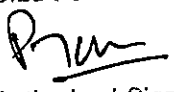


Authorised Signatory



- 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.

For ANJUMAN BUILDCON PVT. LTD.

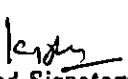
  
Authorized Signatory

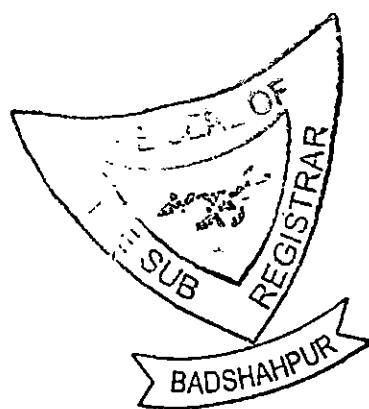
For Maestro Promoters Pvt. Ltd,

For WRANGLER BUILDERS PVT. LTD

  
Authorized Signatory

For Ansal Housing & Construction Ltd

7   
Authorized Signatory






IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 8<sup>th</sup> DAY OF FEBRUARY 2019 IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

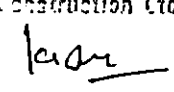
**SIGNED, SEALED AND DELIVERED**

(Executants)  
For ANJUMAN BUILDCON PVT. LTD.

For Maestro Promoters Pvt. Ltd.

1. M/s Anjuman Buildcon Pvt. Ltd.  Authorised Signatory  
For WRANGLER BUILDERS PVT. LTD
2. M/s Maestro Promoters Pvt. Ltd. 
3. M/s Wrangler Builders Pvt. Ltd.  Authorised Signatory

Attorney  
For Ansal Housing & Construction Ltd


  
Authorised Signatory

For Ansal Housing & Construction Ltd.

Witnesses:-

1.   
Mukesh Kumar Saini  
Advocate  
Distt. Court, Gurugram

2.   
Mohan Kumar  
Advocate  
Distt. Court, Gurugram

Drafted By  
  
RAJBIR SINGH  
Advocate, Gurgaon

