



Certificate No. S0312022H19

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

GRN No. 93943578



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Frontera projects Pvt ltd
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Rewari District : Rewari State : Haryana
Phone: 94*****67



79
4

02/09/2022

Buyer / Second Party Detail

Name : Galaxy realcon Pvt ltd
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Pitampura District : Delhi State : Delhi
Phone : 94*****67

Purpose : A non judicial stamp paper use in GPA

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

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT , this general power of attorney (hereinafter referred to as the "GPA"), is executed on date 2nd day August 2022 by M/s Frontera Projects Private Limited (CIN:U70109HR2021PTC100127) a company incorporated under the Companies Act. 1956, having its registered office at 62, Rao Tula Ram Stadium Market, Near Abhay Singh Chowk, Rewari-123401, Haryana through its Authorized Signatory, Mr. Dheeraj Jain (Aadhar No.3997-7199-0992) duly authorized vide the board resolution dated 23-08-2022 (hereinafter referred to the 'Executant/Owner , which expression shall , unless repugnant to the context or meaning thereof, be deemed to mean and include their successors, administrators and permitted assigns);

IN FAVOUR OF

M/s. GALAXY REALCON PVT. LTD. (CIN : U45400DL2007PTC165291), a company incorporated under the Companies Act. 1956, having its registered office at NDM-2, C-807, Netaji Subhash Palce ,Pitampura, Delhi -110034,

For Frontera Projects Pvt. Ltd.

[Signature]
Director

For GALAXY REALCON PVT. LTD.

[Signature]
Authorized Signatory

प्रलेख न:79

दिनांक:02-09-2022

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

धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : S0312022H19	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:93944497 पेस्टिंग शुल्क 3 रुपये
Drafted By: VA	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2022 दिन शुक्रवार समय 11:48:00 AM बजे श्री/श्रीमती /कुमारी MS FRONTERA PROJECTS PVT LTD thru DHEERAJ JAIN OTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता
MS FRONTERA PROJECTS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

Sub Registrar
Rewari

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS GALAXY REALCON PVT LTD thru SHRI NATH JHAOTHER हाजिर हैं ।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NEERAJ KUMAR ADV. पिता —

निवासी REWARI व श्री/श्रीमती /कुमारी MANISH KUMAR AGGARWAL पिता GAURI SHANKAR

निवासी REWARI 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 (रिवाडी)

Sub Registrar
Rewari

through its Authorized Signatory, Mr. Shri Nath Jha (Aadhar No. 6689-4395-8341) duly authorized vide the board resolution dated **24-08-2022** (hereinafter referred to as the "Developer", which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, executors, nominees and permitted assigns).

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

WHEREAS:

The Executant is the absolute owner and have all rights, title and interest in the land admeasuring **13 Kanal 2 Marla** at Village- Sangwari, Sector -33, Rewari, Haryana. Detail, schedule of land is of land is attached as Annexure-A

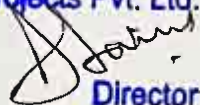
The Executant has entered into a Collaboration Agreement dated **02-09-2022** (hereinafter referred to as the "Agreement") with the Developer, in terms of which the Executant has granted the entire Rights for Development an **Affordable Residential Plotted colony** over the said Land under the policy titled '**Deen Dayal Jan Awas Yojana-2016**' (hereinafter referred to as "DDJAY Project").

The entire Development Rights of the Land are irrevocable, unequivocally and permanently granted, transferred, sold, conveyed and assigned to the Developer, free from all encumbrances, charges or litigations of any nature whatsoever, along with all rights, title and interest in the Project Land with such other ancillary and incidental rights, benefits, interests, easements, privileges and appurtenant thereto, free from any Encumbrances.

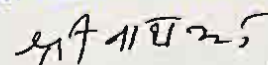
In terms of the Collaboration Agreement, the Executant has, inter-alia, agreed to execute this GPA, in favour of the Developer thereby authorizing the Developer to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient including for constructing, developing, marketing, selling the Developer's land Share only after obtaining the CC and mortgaging (Developer's Land shares only) on Project Land and/or part thereof.

NOW, THEREFORE, THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY, the Executant do hereby irrevocably appoint, nominate and constitute the Developer and Developer's authorized officers as authorized by the Developer, from time to time, as and to

For Frontera Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

79

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DHEERAJ JAINOTHER MS FRONTERA PROJECTS PVT LTD

प्राधिकृत :- thru SHRI NATH JHAOTHERMS GALAXY REALCON PVT LTD

गवाह 1 :- NEERAJ KUMAR ADV. Neeraj

गवाह 2 :- MANISH KUMAR AGGARWAL Manish

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 79 आज दिनांक 02-09-2022 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 153 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 175 के पृष्ठ संख्या 21 से 30 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 02-09-2022

उप/सयुक्त पंजीयन अधिकारी(रिवाडी)

Sub Registrar
Rohari

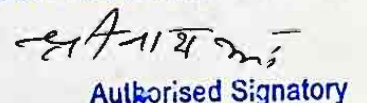
be the true and lawful attorney of the Executant and empower the Developer to do all or any of the following acts, deeds and things for and on behalf of the Executant in its sole and absolute discretion, that is to say:

1. To apply for licence to develop an **Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016)** with Director Town & Country Planning, Haryana and all the permission/clearance required to obtain the said licence or any part thereof under the provision of any statute and to sign any form, to give any statement, affidavit, application, undertaking and indemnity bond on Executant behalf and to receive the permission/clearance in any form. It is clarified herein that no sale/transfer rights/mortgage of land has been conferred on the attorneys for the Land share allocated to Executant as per collaboration agreement;
2. To Transfer 10% area of the licensed colony free of cost to the Government for provision of Community Facility in terms of DDJAY License;
3. To file any affidavit, application, undertaking, and/or any other document/s etc. required for freezing of 50% saleable area and its release in terms of DDJAY License;
4. To construct the road and transfer the land in favour of Government in terms of DDJAY License;
5. To do any act to give effect to/comply with the terms and conditions of DDJAY License/DDJAY Policy;
6. After obtaining the Completion Certificate to enter into tri-parties agreement(s) and permissions to mortgage with banks and financial institutions so as to enable the intending purchasers and customers to obtain loans; and to receive monies (sale consideration) from sale of saleable areas, or other areas pertaining to developer share of land, to such persons or body and for such purpose as the Developers deems fit and proper, subject to the terms of collaboration agreement;
7. To represent the Executant before any governmental authority including (and not limited to) officers of President of India, Governor of Haryana,

For GALAXY REALCON PVT. LTD.

For Frontara Projects Pvt. Ltd.

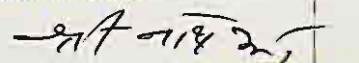

Director


Authorised Signatory


DTCP, Haryana, Urban, Development Authority (now known as Haryana Shehri Vikas Parishad), Gurugram Metropolitan Development Authority, Income Tax Department, Haryana Vidyut Prasaran Nigam Limited, Municipal Committee, Airport Authority of the India, Pollution control, concerned fire department, environment board, Ministry of Environment Forest and Climate Change, Public Works Department, Dakshin Haryana Bijli Vitran Nigam limited, Haryana Vidyut Prasaran Nigam Limited or Municipal Corporation of Gurugram, Airport Authority of India, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Concerned fir department, environment board, Ministry of Environment, Forest and Climate Change, Public Works Department, Haryana State Environment Impact Assessment Authority, Real Estate Regulatory Authority, Survey of India, Building & Other Construction Workers Department, Labour Department, Central Ground Water Authority or any other central or state government offices or any concerned authority/local bodies and to present, sign and make any letter, document, representation and petition for all and any licenses, approvals, permissions, changes of land and use and consents required in connection with the said Land and any work of development including in relation to the Commercial Component and the Residential Plotted Component and any purpose incidental thereto and make payment of any charges due (including EDC, IDW and IDC charges) and to take all necessary steps and to do or cause to be done all such acts, deeds, matters and things for the purpose of construction/development and management of the DDJAY Project as required under applicable laws, rules, regulations, orders, notifications;

8. To file any documents /undertaking /application etc. in compliances of Real Estate (Regulation and Development) Act, 2016 ("RERA), the rules and regulations made there under;
9. To deal with the correspond with the Dakshin Haryana Bijli Vitran Nigam Limited, Haryana Vidyut Prasaran Nigam Limited and/ or other authorities and /or officers for obtaining electric connections, electric power to the Land/ DDJAY Project (including making and putting up a sub-station) for and / or in respect of or relating to the Land or constructions to be raised thereon and for that purpose to sign all letters,

For GALAXY REALCON PVT. LTD.


Authorised Signatory

For Frontera Projects Pvt. Ltd.


Director

applications, undertaking, indemnities, terms and conditions etc., as may be required by the authorities concerned;

10. To apply for and obtain all such licenses, approvals for the DDJAY Project (including environmental approvals and fire clearances), permissions, consents, sanctions etc. as may be required and as set forth in the Collaboration Agreement, in respect of the DDJAY Project 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, rain harvesting, boring 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 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 specification, writings, affidavits, undertaking, indemnity deeds and documents as may be required for the aforesaid purpose;

11. To obtain permits and quotas of the building materials, to appoint any employees, executives and engage any contractors, architects, labour contractors, workmen, electricians, plumbers, engineers and any other person (s) for completion of the, construction, additions, alterations to sign any contract, appointment letters, representations, furnish any indemnities, guarantees, to deposit securities, and obtain discharge thereof, including making applications and obtaining any forms, sewerage connections, occupancy and completion certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges for the said construction on the said Land;

12. To make, modify, file, follow up, withdraw applications, declarations, certificates and submit the same to the concerned governmental authority including DTCP in respect of approvals pertaining to the DDJAY Project in its own name or in the name of the Executant, including but not limited to the occupation certificate, completion certificate, order for release of sites and other relevant approvals required for any infrastructure work, including levelling, water storage facilities water mains sewages storm water drains, recreation garden, boundary walls,

For GALAXY REALCON PVT. LTD.

Authorised Signatory

For Frontiers Projects Pvt. Ltd.
Director

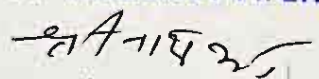
electrical sub-stations and common areas and facilities, building plans for the DDJAY Project, to be constructed on the Land, and to carry out the same as per the approvals, sanctioned layout plan, and under order of any governmental authority and acquire all relevant approvals for obtaining water and electricity connections, drainages, and approvals for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer and to deal with or appear before any governmental authority in relation to such approvals, in accordance with the collaboration agreement.

13. To manage the DDJAY Project and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the 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 content the same against any demands or assessment etc. and to compromise 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 Land and to take appropriate steps in accordance with law, to abate all nuisance;
14. To pay all moneys and charges payable in respect of the said Land/DDJAY Project;
15. To carry out planning, designing, conceptualization of DDJAY Project all the infrastructure and related work/construction and development for the DDJAY Project and to set up site offices, marketing offices and construct sample units and manage the DDJAY Project, the land and the common areas constructed upon the DDJAY Project, either itself, or through a nominee, in terms of the Collaboration Agreement.
16. To make payment and/or receive the refund of all deposits to and from all public or governmental authorities or public or private utilities relating to the development of the DDJAY Project paid by the Developer, subject to the terms of collaboration agreement.
17. To manage the DDJAY Project, the Land and the common areas constructed upon the Land till the formation of the association and

For Frontera Projects Pvt. Ltd.

 Director

For GALAXY REALCON PVT. LTD.


 Authorised Signatory

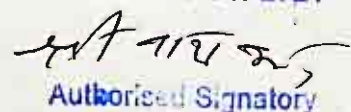
thereafter transfer/ assign such right of maintenance to the association and to retain all benefits, consideration etc. accruing from such maintenance of the DDJAY Project in trust for the association and handover the same to the association on its formation.

18. To institute and/or defend any and all suits, petitions, applications and/or proceedings whatsoever arising out of or in connection with the Land/DDJAY Project including the constructions/development thereon, built-up spaces, saleable areas and/or for the purposes thereof to exercise all powers, to sign, file and/or execute any and all papers, deeds, applications, documents, affidavits and other things whatsoever as may be required in cases, which have been filed by any third party.
19. 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 governmental authority in relation to the DDJAY Project development and necessary for the full, free, uninterrupted development of the colony on the Land.
20. To set up, install and make provision for the various facilities/services at the DDJAY Project as may be required under the applicable laws and/or rules made thereunder, demarcate the common areas and facilities, and the limited common areas and facilities in DDJAY Project, as per the lay out plan and to file and register all requisite deed and documents under the Haryana Apartment Ownership Act, 1987 including the deed of declaration.
21. 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 the Collaboration Agreement and all acts, deeds and things that may be required for the development, construction and implementation of the DDJAY Project and for compliance with the terms of the Collaboration Agreement.
22. To carry out and comply with all the conditions contained in the approvals in respect of DDJAY Project, as may be obtained from time to time.

For Frontiera Projects Pvt. Ltd.

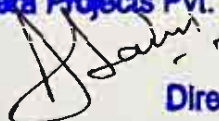

Director

For GALAXY REALCON PVT. LTD.

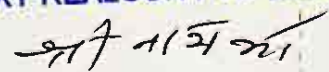

Authorised Signatory

23. To obtain completion certificate/order and occupation certificate in respect of the DDJAY Project or any part thereof.
24. To represent and apply for and arrange mutation, record changes, in all official records of the governmental authorities in respect of part or full transfer of the DDJAY Project, or any area/space/ units in the DDJAY Project.
25. To undertake and execute as a promoter, all acts, deeds and things that may be required under or in relation to the RERA and all rules, notifications and directions under or in relation to the same. To institute, defend, settle or compromise. Any legal proceeding and other matters, in the event of any suit, applications, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before the Haryana Real Estate Regulatory Authority, its appellate authority, any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Land/DDJAY Project in whole or any part thereof including the development/constructions thereon.
26. To appear and represent the Executant before any notary, registrar of assurances, district registrar, sub-registrar of assurances, Metropolitan magistrate, and other officer or officers authority or authorities having jurisdiction to accept any documents, present for registration, register all deeds, admit execution and registration of any document executed by the executant concerning the saleable areas in the said DDJAY Project to the terms of collaboration agreement.
27. To delegate any and all powers under this GPA or to appoint other person(s) or other attorney(s) with all or any of the aforesaid powers and to cancel or withdraw or revoke powers conferred upon such attorneys and generally to do all other acts, deeds, matters and things whatsoever as the said attorneys shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development and constructions, selling of saleable space pertaining to developer allocation share only after obtaining the CC, plots, units etc. on the said Land/Said Project.
28. To execute, sign and present and receive back the Sale Deed(s), Release Deed(s), Mortgage Deed(s), Settlement Deed(s), Agreement to sell,

For Frontage Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.


Authorised Signatory

construction agreements or any other such documents in respect of the Land/DDJAY Project and appearing before the Registrar or Sub Registrar or any other competent registering authority and get the same registered on our behalf;

29. To warn off and prohibit and if necessary proceed against in due course of law against all trespassers on the Land and to take appropriate steps whether by action or otherwise to abate all nuisance.

The Executant hereby declares that this GPA is irrevocably given in favour of the Developer and accordingly, the powers conferred herein upon the Developer can be exercised by any of its directors/ authorized representatives(s) duly authorized under a resolution passed in the meeting of the board of directors of the Developer.

The executants declare 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 Executant.

The Executant hereby agrees to ratify and confirm all acts, deeds and things that the Developer shall or may lawfully do or cause to be done in pursuance of this GPA including the appointment of further attorney(s).

IN WITNESS WHEREOF Executant hereto has hereunto set and subscribed its 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 Executant:

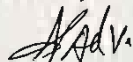
Executant:-

For Frontiera Projects Pvt. Ltd


Director

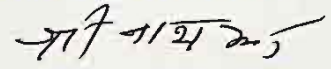
WITNESSES:

1. NEERAJ KUMAR ADVOCATE
DISTRICT COURTS, REWARI




Developer

For GALAXY REALCON PVT. LTD.


Authorized Signatory

2. MANISH KR. AGGARWAL
S/O GAURI SHANKAR
R/O SECTOR-3, REWARI HARYANA

 The above said instruments is
drafted as per instruction of the
Parties to the deed drafted by me

Vinod Kumar Advocate, Rewari

07/09/2021

(ANNEXURE-A)
SCHEDULE OF LAND UNDER COLLABORATION

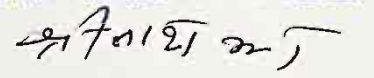
VILLAGE	RECTANGLE No.	KILA No.	AREA (Kanal-Marla)
Village Sangwari (Hadbast No.185) Tehsil & District Rewari	8//	3	5-2
	8//	8	8-0
TOTAL			13 KANAL-2 MARLA

Total area in acres 1.6375 acres.

For Frontera Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.


Authorized Signatory



Certificate No. S0312022H16

GRN No. 93943578



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Frontera projects Pvt Ltd

H.No/Floor: Na

Sector/Ward: Na

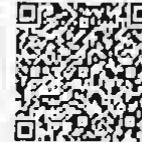
LandMark: Na

City/Village: Rewari

District: Rewari

State: Haryana

Phone: 94*****67



78
4

02/09/2022

Buyer / Second Party Detail

Name: Galaxy realcon Pvt Ltd

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Pitampura

District: Delhi

State: Delhi

Phone: 94*****67

Purpose: A non judicial stamp paper use in GPA

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

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, this general power of attorney (hereinafter referred to as the "GPA"), is executed on date 2nd day August 2022 by M/s Frontera Projects Private Limited (CIN : U70109HR2021PTC100127) a company incorporated under the Companies Act. 1956, having its registered office at 62, Rao Tula Ram Stadium Market, Near Abhay Singh Chowk, Rewari-123401, Haryana through its Authorized Signatory, Mr. Dheeraj Jain (Aadhar No.3997-7199-0992) duly authorized vide the board resolution dated 23-08-2022 (hereinafter referred to the 'Executant/Owner, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors, administrators and permitted assigns);

IN FAVOUR OF

M/s. GALAXY REALCON PVT. LTD. (CIN : U45400DL2007PTC165291), a company incorporated under the Companies Act. 1956, having its registered office at NDM-2, C-807, Netaji Subhash Palce, Pitampura, Delhi -110034,

For Frontera Projects Pvt. Ltd.

(Signature)
Director

For GALAXY REALCON PVT. LTD.

(Signature)
Authorized Signatory

प्रलेख न:78

दिनांक:02-09-2022

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

धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : S0312022H16	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:93944680 पेस्टिंग शुल्क 3 रुपये
Drafted By: VA	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2022 दिन शुक्रवार समय 11:47:00 AM बजे श्री/श्रीमती /कुमारी MS FRONTERA PROJECTS PVT LTD thru DHEERAJ JAIN OTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

Sub Registrar
Rewari

हस्ताक्षर प्रस्तुतकर्ता
MS FRONTERA PROJECTS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS GALAXY REALCON PVT LTD thru SHRI NATH JHAOTHER हाजिर है।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NEERAJ KUMAR ADV. पिता —

निवासी REWARI व श्री/श्रीमती /कुमारी MANISH KUMAR AGGARWAL पिता GAURI SHANKAR

निवासी REWARI 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 (रिवाडी)

Sub Registrar
Rewari

through its Authorized Signatory, Mr. Shri Nath Jha (Aadhar No. 6689-4395-8341) duly authorized vide the board resolution dated **24-08-2022** (hereinafter referred to as the "Developer", which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, executors, nominees and permitted assigns).

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

WHEREAS:

The Executant is the absolute owner and have all rights, title and interest in the land admeasuring **72 Kanal 08 Marla** at Village- Bambar, Sector -33, Rewari, Haryana. Detail, schedule of land is of land is attached as Annexure-A

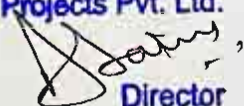
The Executant has entered into a Collaboration Agreement **dated 02-09-2022** (hereinafter referred to as the "Agreement") with the Developer, in terms of which the Executant has granted the entire Rights for Development an **Affordable Residential Plotted colony** over the said Land under the policy titled '**Deen Dayal Jan Awas Yojana-2016**' (hereinafter referred to as "DDJAY Project").

The entire Development Rights of the Land are irrevocable, unequivocally and permanently granted, transferred, sold, conveyed and assigned to the Developer, free from all encumbrances, charges or litigations of any nature whatsoever, along with all rights, title and interest in the Project Land with such other ancillary and incidental rights, benefits, interests, easements, privileges and appurtenant thereto, free from any Encumbrances.

In terms of the Collaboration Agreement, the Executant 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 including for constructing, developing, marketing, selling the Developer's land Share only after obtaining the CC and mortgaging (Developer's Land shares only) on Project Land and/or part thereof.

NOW, THEREFORE, THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY, the Executant do hereby irrevocably appoint, nominate and constitute the Developer and its authorized officers as authorized by the Developer, from time to time, as and to

For Frontiera Projects Pvt. Ltd.


Director

FOR GALAXY RESILANCE PVT. LTD.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

78

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru DHEERAJ JAINOTHER MS FRONTERA PROJECTS PVT LTD

प्राधिकृत :- thru SHRI NATH JHAOTHERMS GALAXY REALCON PVT LTD

गवाह 1 :- NEERAJ KUMAR ADV.

गवाह 2 :- MANISH KUMAR AGGARWAL

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 78 आज दिनांक 02-09-2022 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 152.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 175 के पृष्ठ संख्या 11 से 20 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 02-09-2022

उप/सयुंक्त पंजीयन अधिकारी(रिवाडी)

be the true and lawful attorney of the Executant and empower the Developer to do all or any of the following acts, deeds and things for and on behalf of the Executant in its sole and absolute discretion, that is to say:

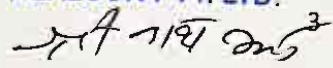
1. To apply for licence to develop an **Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016)** with Director Town & Country Planning ,Haryana and all the permission/clearance required to obtain the said licence or any part thereof under the provision of any statute and to sign any form, to give any statement, affidavit, application. undertaking and indemnity bond on Executant behalf and to receive the permission/clearance in any form. It is clarified herein that no sale/transfer rights/mortgage of land has been conferred on the attorneys for the Land share allocated to Executant as per collaboration agreement;
2. To Transfer 10% area of the licensed colony free of cost to the Government for provision of Community Facility in terms of DDJAY License;
3. To file any affidavit, application, undertaking, and/or any other document/s etc. required for freezing of 50% saleable area and its release in terms of DDJAY License;
4. To construct the road and transfer the land in favour of Government in terms of DDJAY License;
5. To do any act to give effect to/comply with the terms and conditions of DDJAY License/DDJAY Policy;
6. After obtaining the Completion Certificate to enter into tri-parties agreement(s) and permissions to mortgage with banks and financial institutions so as to enable the intending purchasers and customers to obtain loans; and to receive monies (sale consideration) from sale of saleable areas, or other areas pertaining to developer share of land , to such persons or body and for such purpose as the Developers deems fit and proper, subject to the terms of collaboration agreement;
7. To represent the Executant before any governmental authority including officers of President of India, Governor of Haryana,

For ~~Frontier Projects Pvt. Ltd.~~



Director

For GALAXY REALCON PVT. LTD.

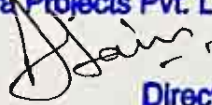


Authorized Signatory

DTCP, Haryana, Urban, Development Authority (now known as Haryana Shehri Vikas Parishad), Gurugram Metropolitan Development Authority, Income Tax Department, Haryana Vidyut Prasaran Nigam Limited, Municipal Committee, Airport Authority of the India, Pollution control, concerned fire department, environment board, Ministry of Environment Forest and Climate Change, Public Works Department, Dakshin Haryana Bijli Vitran Nigam limited, Haryana Vidyut Prasaran Nigam Limited or Municipal Corporation of Gurugram, Airport Authority of India, Haryana State Pollution Control Board, Deputy Commissioner, Land Revenue Office, Forest Office, Concerned fir department, environment board, Ministry of Environment, Forest and Climate Change, Public Works Department, Haryana State Environment Impact Assessment Authority, Real Estate Regulatory Authority, Survey of India, Building & Other Construction Workers Department, Labour Department, Central Ground Water Authority or any other central or state government offices or any concerned authority/local bodies and to present, sign and make any letter, document, representation and petition for all and any licenses, approvals, permissions, changes of land and use and consents required in connection with the said Land and any work of development including in relation to the Commercial Component and the Residential Plotted Component and any purpose incidental thereto and make payment of any charges due (including EDC, IDW and IDC charges) and to take all necessary steps and to do or cause to be done all such acts, deeds, matters and things for the purpose of construction/development and management of the DDJAY Project as required under applicable laws, rules, regulations, orders, notifications;

8. To file any documents /undertaking /application etc. in compliances of Real Estate (Regulation and Development) Act, 2016 ("RERA), the rules and regulations made there under;
9. To deal with the correspond with the Dakshin Haryana Bijli Vitran Nigam Limited, Haryana Vidyut Prasaran Nigam Limited and/ or other authorities and /or officers for obtaining electric connections, electric power to the Land/ DDJAY Project (including making and putting up a sub-station) for and / or in respect of or relating to the Land/ or constructions to be raised thereon and for that purpose to sign all letters,

For Frontera Projects Pvt. Ltd.


Director

For GALLOP REALCON PVT. LTD.
7-11-2018
Authorized Signatory

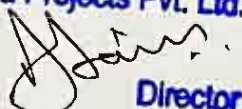
applications, undertaking, indemnities, terms and conditions etc., as may be required by the authorities concerned;

10. To apply for and obtain all such licenses, approvals for the DDJAY Project (including environmental approvals and fire clearances), permissions, consents, sanctions etc. as may be required and as set forth in the Collaboration Agreement, in respect of the DDJAY Project 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, rain harvesting, boring 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 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 specification, writings, affidavits, undertaking, indemnity deeds and documents as may be required for the aforesaid purpose;

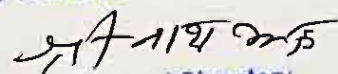
11. To obtain permits and quotas of the building materials, to appoint any employees, executives and engage any contractors, architects, labour contractors, workmen, electricians, plumbers, engineers and any other person (s) for completion of the, construction, additions, alterations to sign any contract, appointment letters, representations, furnish any indemnities, guarantees, to deposit securities, and obtain discharge thereof, including making applications and obtaining any forms, sewerage connections, occupancy and completion certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges for the said construction on the said Land;

12. To make, modify, file, follow up, withdraw applications, declarations, certificates and submit the same to the concerned governmental authority including DTCP in respect of approvals pertaining to the DDJAY Project in its own name or in the name of the Executant, including but not limited to the occupation certificate, completion certificate, order for release of sites and other relevant approvals required for any

For Frontera Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.



Authorised Signatory

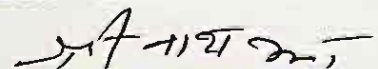
infrastructure work, including levelling, water storage facilities water mains sewages storm water drains, recreation garden, boundary walls, electrical sub-stations and common areas and facilities, building plans for the DDJAY Project, to be constructed on the Land, and to carry out the same as per the approvals, sanctioned layout plan, and under order of any governmental authority and acquire all relevant approvals for obtaining water and electricity connections, drainages, and approvals for cement , steel and other building materials, if any, as may be deemed fit and proper by the Developer and to deal with or appear before any governmental authority in relation to such approvals, in accordance with the collaboration agreement.

13. To manage the DDJAY Project and the facilities constructed upon it and to deposit all types of fees, charges , securities deposits, demand, dues and taxes with regard to the 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 content the same against any demands or assessment etc. and to compromise 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 Land and to take appropriate steps in accordance with law, to abate all nuisance;
14. To pay all moneys and charges payable in respect of the said Land/DDJAY Project;
15. To carry out planning, designing, conceptualization of DDJAY Project all the infrastructure and related work/construction and development for the DDJAY Project and to set up site offices, marketing offices and construct sample units and manage the DDJAY Project, the land and the common areas constructed upon the DDJAY Project, either itself, or through a nominee, in terms of the Collaboration Agreement.
16. To make payment and/or receive the refund of all deposits to and from all public or governmental authorities or public or private utilities relating to the development of the DDJAY Project paid by the Developer, subject to the terms of collaboration agreement.

For GALAXY REALCON PVT. LTD.

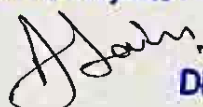
For Frontera Projects Pvt. Ltd.


Director

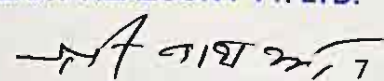

Authorised Signatory

17. To manage the DDJAY Project, the Land and the common areas constructed upon the Land till the formation of the association and thereafter transfer/ assign such right of maintenance to the association and to retain all benefits, consideration etc. accruing from such maintenance of the DDJAY Project in trust for the association and handover the same to the association on its formation.
18. To institute and/or defend any and all suits, petitions, applications and/or proceedings whatsoever arising out of or in connection with the Land/DDJAY Project including the constructions/development thereon, built-up spaces, saleable areas and/or for the purposes thereof to exercise all powers, to sign, file and/or execute any and all papers, deeds, applications, documents, affidavits and other things whatsoever as may be required in cases, which have been filed by any third party.
19. 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 governmental authority in relation to the DDJAY Project development and necessary for the full, free, uninterrupted development of the colony on the Land.
20. To set up, install and make provision for the various facilities/services at the DDJAY Project as may be required under the applicable laws and/or rules made thereunder, demarcate the common areas and facilities, and the limited common areas and facilities in DDJAY Project, as per the lay out plan and to file and register all requisite deed and documents under the Haryana Apartment Ownership Act, 1987 including the deed of declaration.
21. 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 the Collaboration Agreement and all acts, deeds and things that may be required for the development, construction and implementation of the DDJAY Project and for compliance with the terms of the Collaboration Agreement.
22. To carry out and comply with all the conditions contained in the approvals in respect of DDJAY Project, as may be obtained from time to time.
23. To obtain completion certificate/order and occupation certificate in respect of the DDJAY Project or any part thereof.

For Frontera Projects Pvt. Ltd.

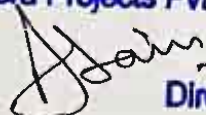

Director

For GALAXY REALCON PVT. LTD.

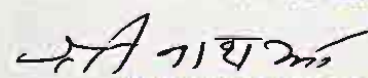

Authorised Signatory

24. To represent and apply for and arrange mutation, record changes, in all official records of the governmental authorities in respect of part or full transfer of the DDJAY Project, or any area/space/ units in the DDJAY Project.
25. To undertake and execute as a promoter, all acts, deeds and things that may be required under or in relation to the RERA and all rules, notifications and directions under or in relation to the same. To institute, defend, settle or compromise. Any legal proceeding and other matters, in the event of any suit, applications, petition, return or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before the Haryana Real Estate Regulatory Authority, its appellate authority, any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Land/DDJAY Project in whole or any part thereof including the development/constructions thereon.
26. To appear and represent the Executant before any notary, registrar of assurances, district registrar, sub-registrar of assurances, Metropolitan magistrate, and other officer or officers authority or authorities having jurisdiction to accept any documents, present for registration, register all deeds, admit execution and registration of any document executed by the executant concerning the saleable areas in the said DDJAY Project to the terms of collaboration agreement.
27. To delegate any and all powers under this GPA or to appoint other person(s) or other attorney(s) with all or any of the aforesaid powers and to cancel or withdraw or revoke powers conferred upon such attorneys and generally to do all other acts, deeds, matters and things whatsoever as the said attorneys shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development and constructions, selling of saleable space pertaining to developer allocation share only after obtaining the CC, plots, units etc. on the said Land/Said Project.
28. To execute, sign and present and receive back the Sale Deed(s), Release Deed(s), Mortgage Deed(s), Settlement Deed(s), Agreement to sell, construction agreements or any other such documents in respect of the Land/DDJAY Project and appearing before the Registrar or Sub Registrar or any other competent registering authority and get the same registered on our behalf;

For Frontera Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.


Authorised Signatory ⁸

29. To warn off and prohibit and if necessary proceed against in due course of law against all trespassers on the Land and to take appropriate steps whether by action or otherwise to abate all nuisance.

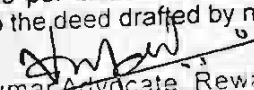
The Executant hereby declares that this GPA is irrevocably given in favour of the Developer and accordingly, the powers conferred herein upon the Developer can be exercised by any of its directors/ authorized representatives(s) duly authorized under a resolution passed in the meeting of the board of directors of the Developer.

The executants declare 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 Executant.

The Executant hereby agrees to ratify and confirm all acts, deeds and things that the Developer shall or may lawfully do or cause to be done in pursuance of this GPA including the appointment of further attorney(s).

IN WITNESS WHEREOF Executant hereto has hereunto set and subscribed its 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 Executant:

The above said instruments is drafted as per instruction of the Parties to the deed drafted by me


Vinod Kumar Advocate Rewari

02/09/2022

Executant:-

For Frontera Projects Pvt. Ltd.


Director

Developer

For GALAXY REALCON PVT. LTD.


Authorized Signatory

WITNESSES:

1. NEERAJ KUMAR ADVOCATE
DISTRICT COURTS, REWARI



2. MANISH KR. AGGARWAL
S/O GAURI SHANKAR



R/O SECTOR-3, REWARI

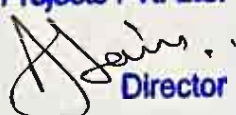
(ANNEXURE-A)

SCHEDULE OF LAND UNDER COLLABORATION

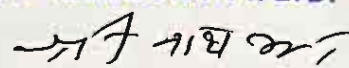
VILLAGE	RECTANGLE No.	KILA No.	AREA (Kanal-Marla)
Village Bambar (Hadbast No.182) Tehsil & District Rewari	24//	7/2/2/2 min	0-11
	24//	14/1/1 min	1-0
	24//	17/2 min	1-0
	24//	24/1 min	1-0
	28//	4/1 min	0-9
	25//	16/1	4-0
	25//	16/2	4-0
	25//	25	7-0
	28//	2	2-9
	24//	8/2/2/1	0-5
	24//	13/2	0-8
	24//	18/1	7-16
	24//	22	8-0
	24//	23	8-0
	28//	3	2-18
	24//	19/2	7-16
	24//	20/2	7-16
	24//	21	8-0
TOTAL			72 KANAL-8 MARLA

Total area in acres 9.05 acres.

For Frontera Projects Pvt. Ltd.


Director

For GALAXY REALCON PVT. LTD.


Authorised Signatory