



Certificate No. G0X2022E1881

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

GRN No. 90719182



Penalty : ₹ 0

(Rs. Zero Only)

### Seller / First Party Detail

Name: Precision Realtors Private limited

H.No/Floor : 305

Sector/Ward : Na

LandMark : Kanchan house

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 92\*\*\*\*\*48

Others : Madeira conbuild pvt ltd and ireo grace realtech pvt ltd



### Buyer / Second Party Detail

Name : GLS Infratech Private limited

H.No/Floor : 707/7th

Sector/Ward : 15

LandMark : Jmd pacific square

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92\*\*\*\*\*48

Purpose : 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

NAME OF VILLAGE /CITY &amp; CODE :

TEHSIL /SUB TEHSIL :

STAMP DUTY :

STAMP NUMBER &amp; DATE :

STAMP GRN :

REGISTRATION FEE :

REGISTRATION FEE GRN :

DHUMASPUR

BADSHAHPUR, GURUGRAM

Rs.1,000/-

G0X2022E1881 dated 24.05.2022

90719182

Rs. \_\_\_\_\_

Precision Realtors Private Limited <b>For Precision Realtors Pvt. Ltd.</b>  <b>Director/Authorized Signatory</b>	Madeira Conbuild Private Limited <b>For Madeira Conbuild Pvt. Ltd.</b>  <b>Director / Auth. Signatory</b>
Ireo Grace Realtech Private Limited <b>For Ireo Grace Realtech Pvt. Ltd.</b>  <b>Director/Authorized Signatory</b>	GLS Infratech Private Limited <b>For GLS INFRATECH PVT. LTD.</b>  <b>Authorized Signatory</b>

## डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील बादशाहपुर  
गांव/शहर धूमसपुर

## धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये  
स्टाम्प नं : G0X2022E1881 स्टाम्प की राशि 1000 रुपये  
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:90766529 पेस्टिंग शुल्क 3 रुपये

Drafted By: JP SHARMA ADV

Service Charge:200

यह प्रलेख आज दिनांक 25-05-2022 दिन बुधवार समय 4:20:00 PM बजे श्री/श्रीमती /कुमारी  
PRECISION REALTORS PVT LTD thru PAWAN SHARMA OTHER MADEIRA CONBUILD PVT LTD thru VINOD  
KUMAR OTHER IREO GRACE REALTECH PVT LTD thru PAWAN SHARMA OTHER निवास . द्वारा पंजीकरण हेतु  
प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

हस्ताक्षर प्रस्तुतकर्ता

PRECISION REALTORS PVT LTD MADEIRA CONBUILD PVT LTD IREO GRACE REALTECH PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GLS INFRA TECH PVT LTD thru RAKESH KUMAR OTHER हाजिर है । प्रतुत  
प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी JP SHARMA पिता --- निवासी ADV  
GGM व श्री/श्रीमती /कुमारी SURAJ BHAN पिता ---  
निवासी HARSARU, GGM ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

## GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney ("POA") is executed on this 25<sup>th</sup> day of May, 2022 at Gurugram, Haryana by:

**Precision Realtors Private Limited** (CIN : U70109DL2007PTC157499), a company duly incorporated under the Companies Act, 1956 having its registered office at 305, Kanchan House, Karampura Commercial Complex, New Delhi -15 through its Authorized Signatory, Mr. Pawan Sharma, duly authorized by Board of Directors (hereinafter referred to as the "**Precision**", which expression shall unless repugnant to the context includes its successors and assigns) of the **FIRST PART**;

**AND**

**Madeira Conbuild Private Limited** (CIN: U45400DL2007PTC162927), a company duly incorporated under the Companies Act, 1956 having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi-110017 through its Authorized Signatory, Mr. Vinod Kumar, duly authorized by Board of Directors (hereinafter referred to as the "**Madeira**", which expression shall unless repugnant to the context includes its successors and assigns) of the **SECOND PART**;

**AND**

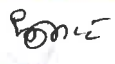
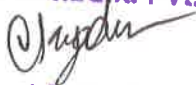

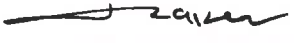
**Ireo Grace Realtech Private Limited** (CIN: U70200DL2010PTC202572), a company duly incorporated under the Companies Act, 1956 having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi-110017 through its Authorized Signatory Mr. Pawan Sharma, duly authorized by Board of Directors vide resolution dated 11<sup>th</sup> May, 2022 (hereinafter referred to as the "**Company**", which expression shall unless repugnant to the context includes its successors and assigns) of the **THIRD PART**;

### IN FAVOUR OF:

**GLS Infratech Private Limited**, a company existing under the Companies Act, 1956 and having its registered office at 707, 7<sup>th</sup> Floor, JMD Pacific Square Sector-15 Part-II, Gurugram (Haryana), through its Authorized Signatory, Mr. Rakesh Kumar (hereinafter referred to as "**Attorney**", which expression shall mean and include its respective legal heirs, successors, legal representatives, administrators, executors, nominees and permitted assigns, etc.) of the **FOURTH PART**.

(Precision and Madeira are jointly called the "Land Owners", Land Owners, Company are hereinafter collectively referred to as the '**Executants**' or '**We**' or '**Us**')

2

<p>Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.</p> <p> Director/Auth. Signatory</p>	<p>Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.</p> <p> Director / Auth. Signatory</p>
<p>Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.</p> <p> Director/Authorised Signatory</p>	<p>GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.</p> <p> Authorised Signatory</p>



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru PAWAN SHARMAOTHER PRECISION REALTORS PVT LTD thru VINOD KUMAROTHER MADEIRA CONBUILD PVT LTD thru PAWAN SHARMAOTHER IREO GRACE REALTECH PVT LTD [Signature]

प्राधिकृत :- thru RAKESH KUMAROTHERGLS INFRATECH PVT LTD [Signature]

गवाह 1 :- JP SHARMA [Signature]

गवाह 2 :- SURAJ BHAN [Signature]

प्रमाण पत्र

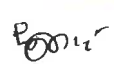



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 58 आज दिनांक 25-05-2022 को बही नं 4 जिल्द नं 22 के पृष्ठ नं 148.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 10 के पृष्ठ संख्या 98 से 100 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 25-05-2022

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

## WHEREAS:

- A. We, the Land Owners are collectively inter alia the owners of land parcels admeasuring approximately 9.25 acres at revenue estate of Village Dhumaspur, Tehsil, Wazirabad, Distt. Gurugram, Haryana purchased vide respective sale deeds and duly recorded in Jamabandi year 2018-19 and more particularly described in **Schedule-I** of this POA ("**Collaboration Land**").
- B. We have entered into a Collaboration Agreement registered vide Registration No. 2191 dated 25-05-2022 in the office of Sub-Registrar, Badhshahpur, Gurugram with the Attorney under which it has been agreed that the Attorney with separate and specific roles and responsibilities will develop under the Deen Dayal Jan Awas Yojna – Affordable Plotted Housing Policy 2016 of Government of Haryana or such other policy or scheme of Government of Haryana ("**Project**") on the Collaboration Land ("**Collaboration Agreement**") in accordance with the Collaboration Agreement.
- C. For the convenience of the Parties, the Attorney shall act as an attorney of the Land Owners, and this POA shall not be construed to be vesting ownership in the Collaboration Land or any part thereof in favour of the Attorney.
- D. It is not possible for the Executants to do various, acts, deeds and things in respect of the Collaboration Land and therefore, we, the Executants above named, in furtherance to the covenants, obligations and terms under the Collaboration Agreement, do hereby, irrevocably nominate, constitute and appoint the Attorney, jointly and severally, acting through its directors / representatives/ employees/itself, to act jointly and severally and be the true and lawfully constituted attorney of the Executants, jointly and severally, and in their name and/ or on their behalf to do, either by itself or through their substitute or substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things in respect of the Collaboration Land:
1. To carry out the development of the Project as per the terms of the Collaboration Agreement and to do various acts, deeds, matters and things in respect of the Collaboration Land or the Project including dealing with Haryana Urban Development Authority, Haryana State Electricity Board, Town and Country Planning, Haryana, Haryana Local Bodies, Gurugram Municipal Corporation, RERA, Central/State Government offices and/or public or private utilities;

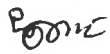



<p>Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.</p> <p> Director/Authorized Signatory</p>	<p>Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.</p> <p> Director / Authorized Signatory</p>
<p>Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.</p> <p> Director/Authorized Signatory</p>	<p>GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.</p> <p> Authorized Signatory</p>





2. To get the Collaboration Land assessed/reassessed for property tax and other applicable taxes, to pay the same and to get the refund thereof if paid in excess, and for that purpose to represent to the concerned authority in this regard and make statements, applications, etc., in respect of the Collaboration Land including challenging the assessments made by the authorities, sign and file any representation, appeal, etc. if so, deemed fit.
3. To apply for and get permission and obtain NOC (if required) from concerned authorities in this regard for the development and construction of the Project over the Collaboration Land and for the purpose to do all acts, deeds and things which may be necessary and incidental for the same.
4. As and when permissible, to sign, execute sale deed, transfer deed, rectification deed, cancellation deed, modification deed or any other instruments as may be required with respect to any area/property comprised in the Collaboration Land, to receive advance sale consideration, earnest money, full and final sale price, deposit money, maintenance amount, statutory charges, etc and to present the same for registration before the concerned registering authority and to admit execution thereof.
5. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, approval from Ministry of Environment and Forest, PWD, Town and Country Planning Department, IGBC, Airports Authority of India, Chief Fire Officer, Pollution Control Board, RERA, intimation of approval, commencement certificate, drainage certificate, occupation certificate, building completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, well/ tube well related approvals, tree cutting, electricity supply, DG set, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations, EWS allotment 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 in respect of the Project for becoming eligible for grant of such approvals, permissions, consents, sanctions, etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds, no objection certificates and documents, submit and file land documents, etc., as may be required for the aforesaid purpose, and take all incidental steps in respect of the same and deposit all charges / statutory fee, etc., at to hire, appoint and authorize consultants etc. in this regard and to represent and act on behalf of Us in all offices of all or any Government Authority, local body and to carry on correspondence and deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;
6. To raise advance, loan from any third party including any co-developer or any Affiliate of the Attorney, bank or a financial institution, inter-alia for the purposes of

4

Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.  Director/Authorized Signatory	Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.  Director / Auth. Signatory
Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.  Director/Authorized Signatory	GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.  Authorized Signatory



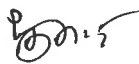
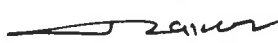




development at the Collaboration Land, and to mortgage the Collaboration Land and all other accession/ construction (present or future on the same) and all receivable/ revenue (present and future) in respect thereof against such advance(s) or loan (s), and to sign and execute any document, agreement, deed, undertaking, declaration etc. on behalf of the Executant(s) with any such bank or financial institution or any person and to do all such acts, deeds and things as may be necessary, incidental or ancillary for creation of any such mortgage/ hypothecation/ charge of any nature whatsoever including to make necessary filings with the registrar of companies in accordance with the terms and conditions of the Collaboration Agreement;

7. To deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Collaboration Land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands 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 the Collaboration Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. To brand and market the Project in the name and manner and under the brand and logo as the Attorney may deem fit, including under the brand and logo of the Attorney or its Affiliates or group companies. To install hoardings, sign boards, neon signs, etc. of the Attorney, and / or its holding companies on the Collaboration Land in compliance with Applicable Laws and regulations indicating development thereof, to invite prospective purchasers, lessors, licenses, tenants to buy, lease, license units in the buildings and premises/plots comprised in the Collaboration Land to be constructed/developed on the Collaboration Land;
9. To issue advertisements in compliance with Applicable Laws and regulations such mode and manner as may be deemed fit by the Attorney in accordance with the Collaboration Agreement for sale of the saleable area, units, plots and apartments comprised in the Collaboration Land, announcing the development of the Project and inviting prospective purchasers, lessors, licensees, to book the building/premises or any part thereof;
10. To select and depute the set of brokers, channel partners for sale of sale of the saleable area, units, plots and apartments comprised in the Collaboration Land and enter into necessary arrangements / agreements with them;
11. To pay all deposits/securities, EDC/IDC etc. to Haryana Urban Development Authority ("HUDA"), Director Town and Country Planning ("DTCP") and to all other concerned authorities, etc. for the development at the Collaboration Land, if need be, and to receive back the refundable amounts out of the said amounts from the said authorities;

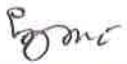

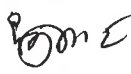

5

Precision Realtors Private Limited <b>For Precision Realtors Pvt. Ltd.</b>  <b>Director/Authorized Signatory</b>	Madeira Conbuild Private Limited <b>For Madeira Conbuild Pvt. Ltd.</b>  <b>Director / Auth. Signatory</b>
Ireo Grace Realtech Private Limited <b>For Ireo Grace Realtech Pvt. Ltd.</b>  <b>Director/Authorized Signatory</b>	GLS Infratech Private Limited <b>For GLS INFRATECH PVT. LTD.</b>  <b>Authorized Signatory</b>



12. To appear before any person, officer and authority, in relation to exercising the rights vested in the Attorney or in relation to the development at the Collaboration Land, and for any other matter connected with and/or touching the development of the Collaboration Land;
13. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary approvals, registrations, renewals, revalidations of the permissions and licenses under the provisions of Haryana Development and Regulation of Urban Areas Act 1975, RERA and other Applicable Laws, executive decisions, etc. and to take all possible steps for the purpose of securing such registrations/permission / license or renewals with respect to the Collaboration Land for the purpose of development at the Collaboration Land and/or the project to be developed thereon;
14. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building/plotting on the Collaboration Land as are permissible under the development rules and Applicable Laws from time to time;
15. To promote and register the association of apartment owners, resident welfare association, condominium or cooperative society, limited company or organization of such prospective purchasers, in conformity with the Applicable Law, rules, regulations and guidelines issued by the Government Authorities with respect to the Project and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the Executants before all other concerned authorities;
16. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component with respect to the Project and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit;
17. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons and to carry out the development work in relation to the Collaboration Land and to pay the wages, remuneration, fees, charges, etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
18. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal

6

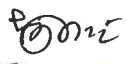



Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.  Director/Auth. Signatory	Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.  Director / Auth. Signatory
Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.  Director/Authorised Signatory	GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.  Authorized Signatory



authorities, local bodies, RERA, DTCP or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed at the Collaboration Land and/or obtaining necessary no objection certificates from the said authorities in connection with the development at the Collaboration Land;

19. To construct, deliver and handover possession of roads and other license obligations with respect to the Collaboration Land in accordance with applicable law. To do all such acts, deeds and writings necessary in this regard including interaction with any Government Authority, filing applications / forms and signing all necessary documents for allotment and transfer to the allottees of apartments/properties/plots comprised in the Collaboration Land and to hand over of possession of the same;
20. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development at the Collaboration Land;
21. To assign / transfer the rights vested in the Attorney in favour of any Affiliate of the Attorney at its sole discretion and sign and execute all documents in this regard on behalf of the Executant as may be required to be executed for such assignment / transfer / grant of the rights vested in the Attorney in favour of the Affiliate of the Attorney;
22. To protect the Collaboration Land in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all Government Authorities for maintaining law and order;
23. To sign, execute and register sale, transfer, conveyance deed or any other document, agreement for transfer, sale or conveyance of area/plots/apartments/floors comprised/constructed/developed on the Collaboration Land and to present such deed/ document, agreement for registration before the concerned Registrar/ Sub-Registrar and admit the execution thereof and to receive all consideration/amounts thereof in its own name and issue valid receipts thereof;
24. To make necessary statements and to represent the Executants before any and all concerned authorities including the HUDA, MCG or any other local/ State/ Central Government authorities for and in connection with the Collaboration Land to give effect to such sale, transfer or conveyance;
25. To declare the value of the area/plots/apartments/floors comprised/constructed/developed on the Collaboration Land before the registrar/ sub-Registrar for purposes of registration of the same;

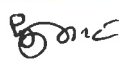



7

<p>Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.</p> <p> Director/Authorized Signatory</p>	<p>Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.</p> <p> Director / Auth. Signatory</p>
<p>Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.</p> <p> Director/Authorized Signatory</p>	<p>GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.</p> <p> Authorized Signatory</p>





26. To effectively exercise the powers vested hereunder, enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, entrustment or document or other assurances or thing as may from time to time be required by any authority in relation to the development at the Collaboration Land or any part thereof which may in the opinion of the Attorney be necessary or required to be entered into, made sign and seal, execute, deliver and perform for effectuating all or any of the purposes aforesaid and for all or any of the purpose; of these presents;
27. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning (excluding such matters and disputes between the Attorney and Us), the development on the Collaboration Land, including matters with customers/ contractors/ suppliers/ consultants/ architects/ engineers/ surveyors etc. and to appear and act in all courts, forums, original or appellate, and other Government/RERA authorities and private offices and to sign, verify and present pleadings, complaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable for the prosecution of the above causes in all their stages and also to retain, engage and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the said Attorney shall think expedient and proper to do so;
28. To sign and file undertaking, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intent of this POA;
29. To do all such acts, deeds and things and to sign, execute and present for registration before the authorities the deed of declaration and all such other documents, undertakings, etc. as may be required for complying with the requirements under the Haryana Apartment Ownership Act, 1983 and the rules therein;
30. In case of acquisition of the Collaboration Land or any part thereof to represent in acquisition proceedings and to receive compensation as per the Collaboration Agreement and give receipts for moneys received and also to oppose the proceedings. To file appropriate objections/ proceedings before the concerned acquisition authorities, court of law, etc. in this regard as may be advised to them from time to time;
31. To delegate any of the powers created hereunder and to appoint any other person(s) as the attorney authorizing him to do all or any of the above acts, deeds and/or things or any other act, deed or thing which in the opinion of the Attorney ought to be done, executed or performed in respect of the Collaboration Land or any matter incidental thereto and to cancel, withdraw and/or revoke the powers conferred upon such attorney.

Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.  Director/Authorized Signatory	Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.  Director / Authorized Signatory
Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd  Director/Authorized Signatory	GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.  Authorized Signatory







32. Generally to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the units comprised in the GLS BUA at the Collaboration Land and to exercise all rights vesting in the Attorney;
33. That this General Power of Attorney is irrevocable.

All capitalized terms used in this POA but not specifically defined herein shall have the same meaning as may be ascribed to the same under the Collaboration Agreement.

**And**, generally to do any and/or all such other acts, deeds, matters and things which the Attorney thinks necessary and expedient for the purposes mentioned above in respect of the Collaboration Land even if they are not covered by the aforesaid acts.

**And**, the Executants hereby agree to confirm and ratify all those acts, deeds, matters and things done and/or cause to be done by the Attorney shall be construed as acts, deed matters and things done by the Executants personally as if present and shall be binding on the Executants.

<p>Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.,</p> <p> Director/Auth. Signatory</p>	<p>Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.</p> <p> Director/Auth. Signatory</p>
<p>Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.,</p> <p> Director/Authorised Signatory</p>	<p>GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.</p> <p> Authorised Signatory</p>



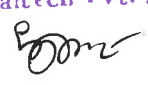



# SCHEDULE-I

## DESCRIPTION OF COLLABORATION LAND

Sl. No.	Name of Company	Village Name	Rect. No	Killa No	Area		Salam / share	our Marla	Acre
					K	M			
1	Precision Realtors Pvt.Ld.	Dhumaspur	11	1min	6	0	1/7	17.1	0.1071
	Precision Realtors Pvt.Ld.	Dhumaspur	11	2	8	0	1/7	22.9	0.1429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	3	8	0	1/7	22.9	0.1429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	1min	6	0	6/7	102.9	0.6429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	2	8	0	6/7	137.1	0.8571
	Precision Realtors Pvt.Ld.	Dhumaspur	11	3	8	0	6/7	137.1	0.8571
	Madeira Con Build Pvt. Ltd.	Dhumaspur	11	4	8	0	1	160.0	1.000
2	Precision Realtors Pvt.Ld.	Dhumaspur	11	1min	2	0	1/7	5.7	0.0357
	Precision Realtors Pvt.Ld.	Dhumaspur	11	8	8	0	1/7	22.9	0.1429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	9	8	0	1/7	22.9	0.1429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	10	8	0	1/7	22.9	0.1429
	Precision Realtors Pvt.Ld.	Dhumaspur	11	1min	2	0	6/7	34.3	0.2143
	Precision Realtors Pvt.Ld.	Dhumaspur	11	8	8	0	6/7	137.1	0.8571
	Precision Realtors Pvt.Ld.	Dhumaspur	11	9	8	0	6/7	137.1	0.8571
	Precision Realtors Pvt.Ld.	Dhumaspur	11	10	8	0	6/7	137.1	0.8571
3	Madeira Con Build pvt. ltd.	Dhumaspur	11	11	8	0	1	160.0	1.000
	Madeira Con Build pvt. ltd.	Dhumaspur	11	12	8	0	1	160.0	1.000
	Madeira Con Build pvt. ltd.	Dhumaspur	11	13/1/1	2	0	1	40.0	0.250
<b>Total</b>								<b>1480</b>	<b>9.250</b>

10

Precision Realtors Private Limited For Precision Realtors Pvt. Ltd.  Director/Authorized Signatory	Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.  Director / Authorized Signatory
Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.  Director/Authorized Signatory	GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.  Authorized Signatory





IN WITNESS WHEREOF THE EXECUTANTS HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY AT GURUGRAM ON THIS 25<sup>th</sup> DAY OF MAY, 2022 AND IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Signed and delivered for and on behalf of the following Parties, duly represented through their authorized representative:

Name of Party	Name of the Authorized Signatory	Signature
Precision Realtors Private Limited	Pawan Sharma	For Precision Realtors Pvt. Ltd.  Director/Auth. Signatory
Ireo Grace Realtech Pvt. Ltd.	Pawan Sharma	For Ireo Grace Realtech Pvt. Ltd.  Director/Authorised Signatory
Madeira Conbuild Private Limited	Vinod Kumar	For Madeira Conbuild Pvt. Ltd.  Director / Auth. Signatory

#### ACCEPTED BY

Signed and delivered for and on behalf of **GLS INFRATECH PRIVATE LIMITED**, duly represented through its authorized representative.

For GLS INFRATECH PVT. LTD.

Name: Mr. Rakesh Kumar  
Authorized Signatory

DRAFTED BY  
As per Instruction Given  
By Seller & Purchaser  
JP SHARMA (ADVOCATE)  
GURUGRAM

#### WITNESSES:

1.   
IDENTIFIED BY ME  
After Seen Aadhar Card of Parties  
(Not Responsible If Id is not Genuine)  
JP SHARMA (ADVOCATE)  
GURUGRAM

2.   
SURAJ BHAN  
S/o PARBHU DAYAL  
R/o HARSARU  
GURUGRAM (HR.)

For Precision Realtors Private Limited  Director/Auth. Signatory	Madeira Conbuild Private Limited For Madeira Conbuild Pvt. Ltd.  Director / Auth. Signatory
Ireo Grace Realtech Private Limited For Ireo Grace Realtech Pvt. Ltd.  Director/Authorised Signatory	GLS Infratech Private Limited For GLS INFRATECH PVT. LTD.  Authorised Signatory

