

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 10/04/2023

Certificate No. G0J2023D2789

G0J2023D2789

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

GRN No. 101400901

101400901

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ramprastha BUILTECH Pvt Ltd

H.No/Floor : Na

Sector/Ward : 44

LandMark : Plot no 114 gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 85*****48

Others : And others



Buyer / Second Party Detail

Name : Navraj Township Pvt Ltd

H.No/Floor : Na

Sector/Ward : 74a

LandMark : Dlf corporate greens

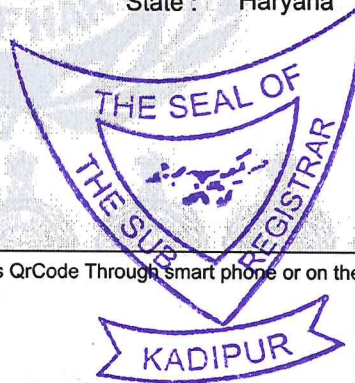
City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 75*****54

Purpose : GPA



21/12/2023
For NAVRAJ TOWNSHIP PVT. LTD.
Authorised Signatory

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

KNOW AL MEN BY THESE PRESENTS THAT I/We,

1. M/S RAMPRASTHA BUILTECH PRIVATE LIMITED,
2. M/S S. A. PROPBUILD PRIVATE LIMITED,
3. M/S BSY DEVELOPERS PRIVATE LIMITED,
4. M/S RAMPRASTHA PROMOTERS & DEVELOPERS PRIVATE LIMITED,
5. M/S RAMPRASTHA PROMOTERS PRIVATE LIMITED,
6. M/S RAMPRASTHA DEVELOPERS PRIVATE LIMITED,
7. M/S RAMPRASTHA REALTORS PRIVATE LIMITED,
8. M/S RAMPRASTHA TOWNSHIPS PRIVATE LIMITED,
9. M/S A.S. REALBUILD PRIVATE LIMITED,
10. M/S A.S. REALCON PRIVATE LIMITED,
11. M/S BSY INFRASTRUCTURE PRIVATE LIMITED,
12. M/S S. A. INFRACON PRIVATE LIMITED, .

प्रलेख न:21

दिनांक:12-04-2023

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील कादीपुर
गांव/शहर गाडोली कलां

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0J2023D2789 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:101481921 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: C P BATHEJA ADV

Service Charge:200

Antiques Digital

ANTIQUE DIGITAL LARVAN 107

यह प्रलेख आज दिनांक 12-04-2023 दिन बुधवार समय 4:38:00 PM बजे श्री/श्रीमती /कुमारी

RAMPRASTHA BUILTECH PVT LTD OR S A PROPBUILD PVT LTD AND BSY DEVELOPERS PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA PROMOTERS AND DEVELOPERS PVT LTD OR RAMPRASTHA PROMOTERS PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA DEVELOPERS PVT LTD AND RAMPRASTHA REALTORS PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA TOWNSHIPS PVT LTD OR A S REALBUILD PVT LTD thru RAJESH KUMAR SHARMAOTHER A S REALCON PVT LTD OR BSY INFRASTRUCTURE PVT LTD AND S A INFRACON PVT LTD thru RAJESH KUMAR SHARMAOTHER निवास PLOT 114 SEC 44 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता

RAMPRASTHA BUILTECH PVT LTD OR S A PROPBUILD PVT LTD AND BSY DEVELOPERS PVT LTD RAMPRASTHA PROMOTERS AND DEVELOPERS PVT LTD OR RAMPRASTHA PROMOTERS PVT LTD RAMPRASTHA DEVELOPERS PVT LTD AND RAMPRASTHA REALTORS PVT LTD RAMPRASTHA TOWNSHIPS PVT LTD OR A S REALBUILD PVT LTD A S REALCON PVT LTD OR BSY INFRASTRUCTURE PVT LTD AND S A INFRACON PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी NAVRAJ TOWNSHIP PVT LTD thru RAJ SINGH AND NAVEEN KUMAROTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी YOGESH KUMAR पिता JASWANT निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SURENDER पिता HERRA RAM

AS

all above companies incorporated under the Companies Act, 1956, having having its/their Registered Office at Plot No. 114, Sector-44, Gurugram, Haryana through its Authorised Signatory **Mr. Rajesh Kumar Sharma** do hereby appoint, nominate and constitute the said **M/S NAVRAJ TOWNSHIP PRIVATE LIMITED**, a company incorporated under companies act, 2013, having its registered office at Shop No.38, Vatika City Market, Sector-49, Gurugram, Haryana-122018 as our true and lawful General Power of Attorney Holder on 12th day of April 2023 to do the following acts, deeds and things in our name(s) and on our behalf as under:-

1. To manage, control, look after and supervise our land as per below appended details (Annexure -1) measuring **6.919 Acres**, situated in revenue estate of Village Gadoli Kalan of Tehsil Kadipur and District Gurugramin State of Haryana (hereinafter referred to as "**the said land**").

2. To file and apply and sign/execute all necessary document(s)/request(s)/application(s) for Letter of Intent (LOI)/License(s) /Change of Land Usage (CLU) / Building Plan Approvals, No Objection Certificate (NOC) / Haryana Real Estate Regulation Act (HARERA) Registration No. etc. as may be required, in any office of any department concerned including but not limited to the Department of Town & Country Planning, Haryana, Fire Department, HARERA, etc. and file affidavit(s), undertaking(s), indemnity(ies) etc. for obtaining license, CLU, permission(s), No Objection Certificate(s) (NOC) for developing of Residential Group Housing including Commercial Shop(s) and other amenities and service(s) over the above said Land.

3. To market/promote/sell/allot residential/commercial unit(s) to such intending allottee(s) with respect to the said Land with/upon obtaining requisite approvals and permissions granted by the concerned authority(ies)/department(s) and receive the sale proceeds against the same with regards to their share of development as per the conditions(s)/term(s) of the Joint Development agreement (JDS) dated 12-04-2023

4. To file suit for the ejectment of the tenant and recovery of the rent against the tenant concerned with said Land, in the concerned court of laws.

5. To sign and get all kinds of deeds and documents regarding the said Land and to do all other acts, deeds and things which are necessary for the completion of the same.

For NAVRAJ TOWNSHIP PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

21

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA BUILTECH PVT LTD
OR S A PROPBUILD PVT LTD AND BSY DEVELOPERS PVT LTD thru RAJESH KUMAR
SHARMAOTHER RAMPRASTHA PROMOTERS AND DEVELOPERS PVT LTD OR
RAMPRASTHA PROMOTERS PVT LTD thru RAJESH KUMAR SHARMAOTHER
RAMPRASTHA DEVELOPERS PVT LTD AND RAMPRASTHA REALTORS PVT LTD thru
RAJESH KUMAR SHARMAOTHER RAMPRASTHA TOWNSHIPS PVT LTD OR A S
REAL BUILD PVT LTD thru RAJESH KUMAR SHARMAOTHER A S REALCON PVT LTD
OR BSY INFRASTRUCTURE PVT LTD AND S A INFRACON PVT LTD

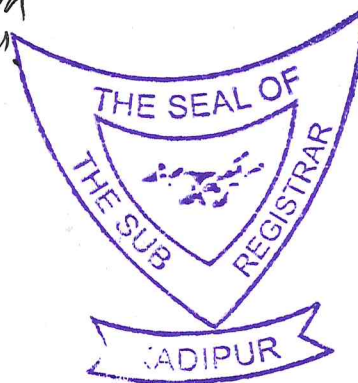
प्राधिकृत :- thru RAJ SINGH AND NAVEEN KUMAROTHERNAVRAJ TOWNSHIP PVT
LTD

गवाह 1 :- YOGESH KUMAR

गवाह 2 :- SURENDER

3 :- RABINDER K. GAUTAM

प्रमाण पत्र



6. To file affidavits or reply to any letters or notices issued to the appropriate authority or any other authority in respect of the said Land.

7. To execute, sign and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statement, applications, contract, affidavits, undertakings, indemnity bond, agreements etc. in proper courts of law and concerned office(s) to proceed in all the proceedings filed in our name(s) and against me/us regarding the said Land to compromise and compound the case(s), to withdraw, to deposit and withdraw money, to deposit and withdraw document/s and to issue receipt/s and to take every step for the same regarding the said Land.

8. To submit the plan for the additions, alterations for any change/s in the existing structure in the said Land from the office(s) of concerned authorities/departments.

9. To appoint any arbitrator in respect of any dispute regarding the said Land and to accept the award of the said arbitration.

10. To deal with all the matters with all the local, competent revenue and other competent registering authorities in respect thereof.

11. To appoint and remove further attorney(ies) and/or to execute rectification deed / any deed(s) executed in respect of the said Land and to get the same registered in the office of the Sub-Registrar, Haryana and or any competent authority.

12. And Generally to do all acts, deeds and things which are not specifically mentioned in this deed and my/our said attorney be considered as valid and effective as if I/we have been present to execute the same personally.

13. That this General power of Attorney is irrevocable/non-cancelable.

14. To apply/sign the building plan(s) for the approval of residential/commercial unit(s), to get the concerned authority(ies) and make application for the completion certificate of the same with the concerned authority(ies).


15. To receive compensation amount, in any form from Government Authority(ies)/individual/s.

For NAVRAJ TOWNSHIP PVT. LTD.

Authorized Signatory

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 21 आज दिनांक 12-04-2023 को बही नं 4 जिल्द नं 4 के पृष्ठ नं 26.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 20 के पृष्ठ संख्या 80 से 81 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 12-04-2023


उप/सयुक्त पंजीयन अधिकारी(कादीपुर)



Village Gadoli Kalan , Sub Tehsil Kadipur Distt- Gurugram

Sr.No	Khasra no	B	B	B	Acres	Ownership	Share		Net Acres
1	104/1 min	0	0	3	0.005	RamprasthaBuildtech Pvt. Ltd.	1	1	0.005
2	105/3 min	0	5	8	0.169	RamprasthaBuildtech Pvt. Ltd.	1	1	0.169
3	106/1 min	1	4	12	0.769	RamprasthaBuildtech Pvt. Ltd.	1	1	0.769
4	107/3 min	1	9	0	0.906	Ramprastha Promoters Pvt. Ltd.	1	4	0.227
						Ramprastha Developers Pvt. Ltd.	1	4	0.227
						Ramprastha Realtors Pvt. Ltd.	1	4	0.227
						Ramprastha Promoters & Developers Pvt.Ltd.	1	4	0.227
5	108/1	2	0	0	1.250	Ramprastha Promoters Pvt. Ltd.	1	1	1.250
6	109/3	0	0	0	0.000	S.A. Propbuild Pvt. Ltd.	3350	7490	0.000
						Ramprastha Promoters & Developers Pvt.Ltd.	176	535	0.000
						Ramprastha Townships Pvt. Ltd.	930	7490	0.000
						A.S. Realbuild Pvt. Ltd.	746	7490	0.000
7	110/3	1	1	0	0.656	S.A. Propbuild Pvt. Ltd.	3350	7490	0.294
						Ramprastha Promoters & Developers Pvt.Ltd.	176	535	0.216
						Ramprastha Townships Pvt. Ltd.	930	7490	0.081
						A.S. Realbuild Pvt. Ltd.	746	7490	0.065
8	111	1	6	0	0.813	S.A. Propbuild Pvt. Ltd.	3350	7490	0.363
						Ramprastha Promoters & Developers Pvt.Ltd.	176	535	0.267
						Ramprastha Townships Pvt. Ltd.	930	7490	0.101
						A.S. Realbuild Pvt. Ltd.	746	7490	0.081
9	112	1	6	0	0.813	S.A. Propbuild Pvt. Ltd.	3350	7490	0.363
						Ramprastha Promoters & Developers Pvt.Ltd.	176	535	0.267
						Ramprastha Townships Pvt. Ltd.	930	7490	0.101
						A.S. Realbuild Pvt. Ltd.	746	7490	0.081
10	179/3	0	5	0	0.156	A.S Realcon Pvt. Ltd	1	4	0.039
						Ramprastha Promoters & Developers Pvt.Ltd.	5	16	0.049
						Ramprastha Promoters Pvt. Ltd.	7	16	0.068
						Ramprastha Developers Pvt. Ltd.	5	6	0.234
11	182/3	0	9	0	0.281	Ramprastha Realtors Pvt. Ltd.	1	9	0.031
						B.S.Y Developers Pvt. Ltd.	1	18	0.016
						B.S.Y Infrastructure Pvt. Ltd.	1	1	0.234
12	183/3/1	0	7	10	0.234	B.S.Y Infrastructure Pvt. Ltd.	1	1	0.234
13	183/3/2	0	4	10	0.141	Ramprastha Promoters & Developers Pvt.Ltd.	1	1	0.141
14	186/3 min	0	11	0	0.344	S.A. Infracon Pvt. Ltd.	1	1	0.344
15	188/2/3 min	0	12	5	0.383	Ramprastha Promoters & Developers Pvt.Ltd.	1	1	0.383
					6.919				6.919

For NAVRAJ TOWNSHIP PVT.LTD.

Authorised Signatory



Witness(s)

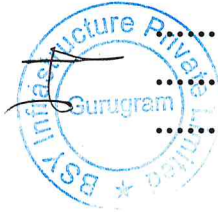
Ayer
Executant(s)

1.



Ramprastha Promoters P. Ltd. Gurugram
H. No-371 SEC-8 S/O Late Sh Gandharv Singh
Gurgaon
Validated

2.



In
Yogesh Kumar
Sh. G. G. M.

SURENDAR
PRO Gurgaon

For NAVRAJ TOWNSHIP PVT. LTD.



For NAVRAJ TOWNSHIP PVT. LTD.

Authorised Signatory

[Signature]
Authorised Signatory



For NAVARAJ TOWNSHIP PVT. LTD.

Authorized Signatory

For NAVARAJ TOWNSHIP PVT. LTD.

Authorized Signatory

