

**Indian-Non Judicial Stamp
Haryana Government**

Date : 17/03/2021

5.083
MRG Castle

Certificate No. G0Q2021C1357

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

GRN No. 74457654



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mrg Castle Reality llp

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****33

**Buyer / Second Party Detail**

Name : Mrg Estates Llp

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****33

Purpose : SPA

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

For MRG CASTLE REALITY LLP

Authorised Signatory

For MRG ESTATES LLP

Authorised Signatory

प्रलेख न:138

दिनांक:19-03-2021

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील Manesar
गांव/शहर बढा

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0Q2021C1357 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:74753390 पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV GGM

Service Charge:200

यह प्रलेख आज दिनांक 19-03-2021 दिन शुक्रवार समय 5:11:00 PM बजे श्री/श्रीमती /कुमारी

MS MRG CASTLE REALITY LLP thru HARISHOTER निवास UNIT NO 131 VATIKA TOWER SEC 54 GURUGRAM
द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
MS MRG CASTLE REALITY LLP

उप/संयुक्त पंजीयन अधिकारी (Manesar)
सब रजिस्ट्रार
मानेसर (गुड़गाँव)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS MRG ESTATES LLP thru RAHUL SHARMAOTHER हाजिर हैं । प्रतुत प्रलेख
के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता --- निवासी ADV
GGM व श्री/श्रीमती /कुमारी JITENDER पिता ---
निवासी SONIPAT 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 (Manesar)
सब रजिस्ट्रार
मानेसर (गुड़गाँव)

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT MRG Castle Reality LLP.(formerly known as **Truetrust Analytics Private Limited**), incorporated under the provisions of the LLP Act, 2008, having its registered office at Unit No 131, Vatika Towers, Sector-54, Gurugram - 122003 , through its Authorized Signatory **Sh. Harish (Aadhaar No 403159165363)** duly authorized vide Board Resolution dated 12.03.2021 (Attached herewith as Annexure I).

(hereinafter referred to as the “**EXECUTANT**”, which expression shall mean and include his respective legal heirs, successors and representatives).

Capitalized words and expressions used but not defined herein shall have the same meaning as ascribed to them in the Collaboration Agreement dated 19.03.2021 executed by and between the EXECUTANT and **M/s MRG Estates LLP**, a LLP incorporated under the provisions of the LLP act, 2008, having its registered office at Unit 110, First Floor, Best Sky Tower, Pitampura, New Delhi-110034 through its Authorized Signatory **Sh. Rahul Sharma (Aadhaar No. 815161161269)** duly authorized vide Board Resolution dated 18.03.2021 (Attached herewith as **Annexure II**).

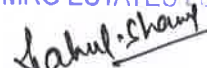
Whereas,

- A. The Land Owner is the absolute and lawful owner and is in peaceful physical possession of land bearing the absolute owner and in actual physical, vacant & peaceful possession of agricultural land comprises in Khewat/Khata No.255/2-258/4, Rectangle No. 1, Killa No. 25 (1-11), Rectangle No. 4 Killa No. 5(7-18), 6(8-0), 7/2/2 (1-1), Khewat/ Khata. No. 578/2-583/2, Rectangle No. 1, Killa No. 24(5-4), Rectangle No. 4, Killa No. 4 (8-0), Killa No. 7/2/1(5-13), Khewat/Khata No.591/596 Rectangle No. 4, Killa No. 3/2/2 (2-5), Khewat/Khata No. 741/745, Rectangle No. 4, Killa No. 8/1/1 (0-2) 2/3rd Share ie. 0K-1M-3S, Khewat No.591

For MRG CASTLE REALITY LLP


Authorized Signatory

For MRG ESTATES LLP


Authorized Signatory

Reg. No.

Reg. Year

Book No.

138

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru HARISHOTHER MS MRG CASTLE REALITY LLP Manesar

प्राधिकृत :- thru RAHUL SHARMAOTHERMS MRG ESTATES
LLP Rahul Sharma

गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- JITENDER Jitender

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 138 आज दिनांक 19-03-2021 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 139.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 26 के पृष्ठ संख्या 1 से 3 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 19-03-2021



उप/सयुक्त पंजीयन अधिकारी (Manesar)

सब रजिस्ट्रार
मानेसर (गुड़गाँव)

Khatoni No. 596, Rectangle No. 4, Killa No. 9/1/2/1 (0-4), Khewat No.523 Khatoni No. 528, Rectangle No. 4, Killa No.11/1/1 (0-3) and **Area measuring 40Kanal 0 Marla, 3 Sarasai** situated within the Revenue Estate of Village Badha, Tehsil Manesar, District Gurugram (Haryana) vide Sale Deed Vasika No. 3012 Dated 27.10.2020 and Vasika No. 5667 Dated 22.01.2021 registered with the Sub- Registrar, Manesar **and** Khewat/Khata No.2/1Min, Khatoni No. 2, Rectangle No. 52, Killa No. 4/2 (0-1), **Area measuring 0K 1M**, situated within the Revenue Estate of Village Hayatpur, Sub-Tehsil Harsaru, District Gurugram (Haryana) vide Sale Deed Vasika No. 3739 dated 22.01.2021 registered with the Sub- Registrar, Harsaru **Area measuring 40Kanal 1 Marla, 3 Sarsai or 5. 0083 Acre** vide mutation No. 3378, dated 03.11.2020, Mutation No. 3400 Dated 09.02.2021 and Mutation 3926 dated 11.02.2021. as more particularly described in the **Schedule A** attached hereto and highlighted in the **Plan** annexed hereto and marked as **Annexure-III**.

- B. The EXECUTANT and **M/s MRG Estates, LLP**, have executed a Collaboration Agreement dated 19.03.2021 for development under Deen Dayal Jan Awas Yojana, 2016 ("**Project**") on the Project Land on the terms and conditions mentioned therein ("**Agreement**"); and
- C. Subject to the terms of Agreement, the EXECUTANT has, *inter alia*, agreed to execute a power of attorney in favour of **M/s MRG Estates LLP**, authorizing it to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction, development, marketing, and maintenance of the Project, in the manner hereinafter appearing.

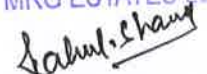
NOW KNOW ALL THAT THESE PRESENTS WITNESSETH THAT, THE EXECUTANT do hereby nominate, constitute and appoint **M/s MRG Estates LLP**, a LLP incorporated under the provisions of the LLP act, 2008, having its registered office at Unit 110, First Floor, Best Sky Tower, Pitampura, New Delhi-110034 (hereinafter referred to as the "**ATTORNEY**", which expression shall, wherever the context permits, mean and include its successors and permitted assigns) as our true and lawful power of attorney holder to do the following acts, deeds and things in my name and on my behalf in respect of the Project, for development and marketing of the Project in terms of the Agreement:

1. To enter upon the Project Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project subject to the terms of Agreement.
2. To undertake construction and development of the Project either itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto subject to the terms of Agreement.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental and other authorities in respect of matters relating to grant of licenses, approvals, sanctions, consents and renewals/ extensions thereof under applicable laws, rules, regulations, orders, notifications, for and in respect of the development of the Project and in particular the following, viz.,
 - (i) to apply for, submit and follow up application for obtaining the letter of intent and the License from the office of Director of Town and Country Planning, Haryana, for development of the Project on the Project Land as per the terms of Agreement;
 - (ii) to submit layout plans, building plans and zoning plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the ATTORNEY may desire;
 - (iii) to apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof) and any like certificates or

For MRG CASTLE REALITY LLP


Authorised Signatory

For MRG ESTATES LLP


Authorised Signatory



permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions, approvals and no-objections from the aforesaid authorities and its department(s);

- (iv) to appear and represent the EXECUTANT before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the Project;
 - (v) to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, completion, marketing and occupation of buildings, structures for development of the Project on the Project Land; and
 - (vi) To submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the EXECUTANT, as required from time to time for development of the Project.
- 4. To do all such acts, deeds and things as may be required for making the Project Land fit and proper for the purposes of the development and construction of the Project thereupon.
 - 5. To construct, reconstruct, repair, improve upon or otherwise develop the Project or any part or portion thereof in accordance with the building plans and specifications, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf.
 - 6. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed, at the ATTORNEY's costs, construction work of the Project and every part thereof in accordance with the building plans, commencement certificate and specifications and to do all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.
 - 7. To prepare and/or get prepared and to submit and file with all concerned authorities, government or otherwise applications for grant and/or issue of permits, quotas, licenses and authorizations for allotment of cement, steel and other controlled building material that may from time to time be required for the purpose of construction and erection of building(s) on the Project and for that purpose to appear before any authority or officers to make any statement and give any particulars as from time to time be necessary and/or required to be obtained and take delivery of such building materials to which said licenses, permits, quotas or authorizations may relate and to utilize the same for the purpose of development of the Project.
 - 8. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc., as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the EXECUTANT before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time for development of the project.
 - 9. To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them and to execute appropriate writings in their favour authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, no-objections and permissions for the construction and development of the Project.
 - 10. To deal with and correspond with and make necessary applications to the concerned authority for obtaining connections for electricity and water supply for the Project and to obtain necessary

For MRG CASTLE REALITY LLP


Authorised Signatory

For MRG ESTATES LLP


Authorised Signatory



orders in pursuance thereof and to do or caused to be done all necessary acts for laying the water lines, sewerage lines, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Project and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required by the authorities concerned.

11. To attend to, to manage, look after, watch, examine and take care of the Project Land/Project or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and /or being made hereafter and/or erected or constructed by any person or persons or body on the Project Land or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person or persons or body.
12. To procure/ obtain at it's i.e. Attorney's own risk, liability, responsibility and cost such financial assistance from any financial institution/ banks by creating a charge on attorney's share of the receivable from the Project Land (as defined in the Agreement) as security for its debt/ repayment obligations and for development of the Project, subject to the terms and conditions stipulated in the Agreement.
13. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
14. To do all marketing, publicity, putting/ displaying hoardings at the site and any other place and advertising activities and make advance bookings and to allot, lease, sub-lease, license, sub-license, the units in the Project in accordance with the Agreement.
15. Subject to clause-14, mentioned herein above, to collect and receive from the allottees, lessees, acquirers, occupants, transferees or purchasers of the units comprised in the Project, the entire allotment price/consideration, lease rentals, license fees, price/consideration, charges or price as aforesaid and shall deposit the same in Project Account and may appropriate the same towards Project related expenses and also to receive and collect or demand the rent/ license fee, in case of lease/ license, and maintenance charges from the occupants and to sign and execute and/or give proper and lawful discharge for the receipts;; buyer's agreements and other documents including to apply and obtain all types of clearances; permissions, NOC etc. for sale of flats, plots etc.; to execute loan documents and other incidental documents as may be required by bank(s) for proposed built up flats/ spaces in respect of the developer's share only; to claim refund, receive refund and all other charges and fees paid for the said project in the name of the developer; to file declaration or any other document under the Haryana Apartment Ownership Act, 1983 or such other laws as may be in force; to negotiate with banks, financial institutions, private equity and other funding and offer land as security;. The aforesaid development shall be conclusive proof of offer of possession.
16. To payback any applicant/Prospective buyer any amount required to be refunded as per the laid down norms of the Policy.
17. To manage and maintain the Project either on its own or through any maintenance agency appointed in accordance with the Agreement and to fix such maintenance charges as may be deemed expedient by the ATTORNEY in consultation with the Executant.
18. If required, to take all necessary steps for the registration of a company, society, association, etc., of the owners and other occupants of the Project, registered under the applicable law and for that purpose to sign and execute all necessary forms, applications, papers and writings before the concerned authorities and to do all other acts, deeds, matters and things necessary for registration of the company/ society/ association and to obtain registration certificate.

For MRG CASTLE REALTY LLP


Authorised Signatory

For MRG ESTATES LLP


Authorised Signatory



19. To bear and pay all taxes, cess, charges, levies and any other outgoings payable in respect of the Project upon receipt of possession of the Project Land and to further bear and pay all taxes, cess, charges, levies and any other outgoings, including but not limited to, income tax, sales tax, service tax and value added tax, upon construction and development of the Project in pursuance of the Agreement.
20. To evict the tenant/ unauthorized occupant/ trespasser on the Project Land, to initiate and file suits or any legal proceedings in court/ tribunal of competent jurisdiction, appoint any pleader/ advocate, compromise and withdraw any proceeding/ cases in respect thereto and to do all acts which may be required in respect thereto and to commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said plot/ construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, DTCP, HUDA , RERA and also before all Magistrate or Judicial and Revenue/Planning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited. The attorney(s) is / are also entitled to file any type of reference petitions / applications before the Land Acquisition Collector, courts or any other officers, authorities, departments etc. and to do all such acts, deeds and things as may be necessary for the same.
21. To enter into any joint development agreement/ joint venture/ partnership with any third party regarding share of the developer only;
22. To appoint any other
23. power of attorney(s) and delegate(s) all or any of the powers given under this Power of Attorney.
24. That this power of Attorney is irrevocable and shall remain valid and we shall ratify all the acts, deeds and things done in pursuance of this power of attorney including the appointment of further attorney(s) subject to the terms and conditions mentioned in the Agreement made by us with **M/s MRG Estates LLP**

IN WITNESS WHEREOF, the EXECUTANT through its duly authorised representative has set its hand to this writing at Gurgaon on this 19th day of March, 2021.

Signed, Sealed and Delivered

For and on behalf of the EXECUTANT

For MRG CASTLE REALITY LLP

[Signature]
 Drafted By
M.K. CHAUHAN
 Advocate
 Distt. Court Gurgaon

Accepted by the ATTORNEY

For MRG ESTATES LLP

[Signature]
 Authorised Signatory

WITNESSES:

[Signature]
 Drafted By
M.K. CHAUHAN
 Advocate
 Distt. Court Gurgaon

[Signature]
 Authorised Signatory

[Signature]
Sitender Singh
Sh. R. Kehu Singh
R/o H.N. 115 Sector 75
Sonepat



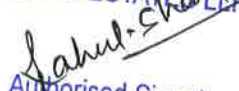
SCHEDULE A

S.No.	Khewat / Khata No.	Name of the Company and their share	Rect.No	Killa No.	Total Area (K-M-S)	
1	255/258	MRG Castle Reality LLP	1	25 (1-11)	18 - 10	
			4	5(7-18), 6(8-0), 7/2/2 (1-1)		
2	578/583	MRG Castle Reality LLP	1	24 (5-4)	18-17	
			4	4 (8-0), 7/2/1 (5-13)		
3	591	MRG Castle Reality LLP	4	3/2/2 (2-5)	2-5	
4	741	MRG Castle Reality LLP	4	8/1/1 (0-2) (2/3 rd Share	0-1-3	
5	591/596	MRG Castle Reality LLP	4	9/1/2/1	0-4	
6	523/528	MRG Castle Reality LLP	4	11/1/1	0-3	
7	2/2	MRG Castle Reality LLP	52	4/2	0-1	
TOTAL AREA					40-1-3	

For MRG CASTLE REALITY LLP


Authorised Signatory

For MRG ESTATES LLP


Authorised Signatory

