

Non Judicial

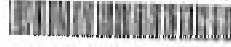


Indian-Non Judicial Stamp
Haryana Government



Date: 18/01/2023

Certificate No. GDR2023A1566



Stamp Duty Paid : ₹ 1000

GRN No. 98253186



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: MLT Propmart Pvt Ltd

H.No/Floor: Rzd17c

Sector/Ward: 0

LandMark: Mahavir vihar

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****55

Others: Auth ashok kumar



Buyer / Second Party Detail

Name: St Patricks Realty pvt ltd

H.No/Floor: 0

Sector/Ward: 48

LandMark: The median central park resorts

City/Village: Sohna road

District: Gurugram

State: Haryana

Phone: 98*****55

Others: Auth sonu kumar

Purpose: General power Of Attorney

162
18.01.2023

GENERAL POWER OF ATTORNEY

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egistry.nic.in>
This General Power of Attorney ("GPA") is executed on this 18th day of January, 2023 at Sohna, Gurugram, Haryana

BY

MLT Propmart Pvt. Ltd. (CIN No. U70100DL2017PTC313012, PAN No. AAKCM9066F), a company registered under the Companies Act, 2013 having its office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Ashok Kumar (Aadhar No. 9203 3931 9310) who has been duly authorized in this regard vide board resolution dated 16.01.2023 (hereinafter referred to as "Executant/Land Owner") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);

IN FAVOUR OF

St. Patricks Realty Private Limited, (CIN No. U45200HR2008PTC037964, PAN No. AAMCS1877J), a company incorporated under the Companies Act, 1956 having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018, through its Authorized Representative Mr. Sonu Kumar (Aadhar No. 3770 2377 7520) who has been duly authorized in this regard vide board resolution dated 29.12.2022 as lawful attorney(s) (hereinafter referred to as



Ashok

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प्रलेख न:162

दिनांक:18-01-2023

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


धन संबंधी विवरण	
राशि 10 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GOR2023A1568	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:98413083 पेस्टिंग शुल्क 3 रुपये

Drafted By: MAHESH PAL ADV	Service Charge-200
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यह प्रलेख आज दिनांक 18-01-2023 दिन बुधवार समय 4:03:00 PM बजे श्री/श्रीमती /कुमारी
MLT PROPMART PVT LTD thru ASHOK KUMAROTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
MLT PROPMART PVT LTD





उप/संयुक्त पंजीयन अधिकारी (सोहना)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ST PATRICKS REALTY PVT LTD thru SONU KUMAROTHER हाजिर हैं। पतुल
प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI CHAND NUMBERDAR पिता ---
निवासी ALIPUR व श्री/श्रीमती /कुमारी SUBHASH पिता ---
निवासी SOHNA ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 18-01-2023


उप/संयुक्त पंजीयन अधिकारी (सोहना)

Reg. No.

Reg. Year

Book No.

162

2022-2023

4



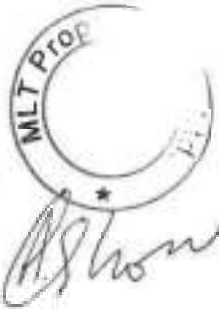
पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ASHOK KUMAROTHER MLT PROPMART PVT LTD

प्राधिकृत :- thru SONU KUMAROTHER ST PATRICKS REALTY PVT LTD

गवाह 1 :- SHRI CHAND NUMBERDAR

गवाह 2 :- SUBHASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 162 आज दिनांक 18-01-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 43.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1752 के पृष्ठ संख्या 52 से 55 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 18-01-2023

उप/संयुक्त पंजीयन अधिकारी(सोहना)

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"Attorney" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);

WHEREAS the Executant is owner in possession of land area bearing Khewat No. 205, Khata No. 206, Rect. No. 45, Killa No. 1(8-0), 10(8-0), 11(8-0), 20(3-0), and Khata no. 207, Rect. No. 46, Killa No. 5(8-0), 6/1(4-18), 6/2(3-2), 15(8-0), 16(2-11) total kitte 9, total area in both khata measuring 53 Kanal 11 Marla to the extent of 1/2 share which comes to **26 Kanal 15 Marla 4 Sarsai or 3.34688 acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutation and farad badar, (hereinafter referred to as "**Said Land**")

AND WHEREAS the Land Owner have executed, and registered Collaboration Agreement dated bearing vasika No 10792 dated 18.01.2023 before office of the sub-registrar Sohna ("**Collaboration Agreement**") for above Said Land for valuable sale consideration as stipulated in Collaboration Agreement for the Said Land and have handed over physical, vacant and peaceful possession alongwith all development rights of the Said Land in terms of the aforesaid Collaboration Agreement in favour of **M/s St. Patricks Realty Private Limited** for its development, construction of plotted residential colony, group housing colony, commercial colony, IT/ITES Colony as the Attorney may deems fit and all other conformity usages in accordance with Haryana Development and Regulation of Urban Areas Act and Rules Framed thereunder and all applicable Circulars, Memos of Director General, Town & Country Planning, Department of Town & Country Planning, Haryana (hereinafter collectively referred to as "**Project**").

AND WHEREAS as per terms of aforesaid registered Collaboration Agreement M/s St. Patricks Realty Private Limited is entitled to develop the Said Land after obtaining license from the office of DTCP, to sale, transfer, convey, alienate, to receive booking amount / sale consideration in its name, to accept booking application, issue allotment letter, enter into agreement for sale, to open bank account in its name, execute conveyance deed in favour of the allottees, to handover possession of the developed Units/plots to the allottees/purchasers and to do all acts, deeds and things incidental thereto and sell/transfer/dispose of the developed area and/or built up area on the Said Land in any manner as it may deem fit and proper.

AND WHEREAS in pursuance of the aforesaid registered Collaboration Agreement the Land Owner do hereby execute & register this General Power of Attorney at Sohna and thereby appoint, nominate and constitute **M/s St. Patricks Realty Private Limited** (through any person authorised by it) as its lawful attorney(s) with full authority to exercise, execute and perform all or any of the following acts, deeds and things on behalf of the Executant in respect of the Said Land and the developed and/or constructed area, units, plots, house, floors, villas, flats, apartments, shops,



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office spaces, commercial spaces, schools, club, community center etc. on the said Land/part of said Land (hereinafter referred to as "Units") namely:

1. To represent the Land Owner before any office / authority of the State / Central Government or Local Body, Director General, Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA)/ Haryana Sahari Vikas Prabhakaran (HSVP), or any other authority / office of the Government of Haryana, Municipal Council/Local Body, quasi-judicial body, courts, etc. which may be connected and/or concerned with the said Land and/or Units in any manner whatsoever and to make statement, sign and file all applications, affidavits, undertakings etc. for and on our behalf and in our names in respect of the Said Land and/or Units or any matter incidental thereto including the partition of the said Land, measurement of the said Land etc.
2. To apply for and get the permission for change of land use (CLU)/licence/sanction/approvals /permissions for conversion of the Said Land from agricultural use to all conformity non-agricultural usages such as plotted residential colony, group housing colony, commercial colony , IT/ITES Colony etc. and all other suitable use, as per draft/Final urban master plan and as per Haryana Development & Regulation of Urban Areas Act & Rules framed thereunder, all applicable Memos, circulars, Notification of Directorate of Town & Country Planning, Government of Haryana and to get the layout plans/zoning plan, building plans, sanctioned or revised or changed from the concerned authority (ies)/competent authorities such as DGTCP, MCG, GMDA, DHVBN , HSVP, HUDA for carrying out development on Said Land or for carrying out any construction and for that purpose to deposit the requisite fee, execute the required affidavits, undertakings and declarations etc. and to apply/receive the plans duly sanctioned and for that purpose to deposit the requisite fees to obtain sanction / permission for additional FAR, connection of power, water and sewer in the Project/Said Land and the building constructed thereon including commercial connections.
3. To enter into booking application, agreement for sale with buyers and thereafter to allot, transfer, alienate, sell, convey/transfer any units, plots, apartments, commercial retail space / shops/ built up units with or without the proportionate land, receive sale consideration, give receipts and handover possession of the any units, plots, apartments, commercial retail space / shops/ built up units to the buyer of the Units.
4. To sign, present, admit and convey all Conveyance Deed/ Sale Deed, Agreement for Sale, Confirmation Deed, Correction Deed, Lease Deed, Licence Agreement, Cancellation Deed and any other deed or document for Said Land/part of the Said Land/developed plots/Apartments / Shops/Retail/Commercial Units etc. and/or present these Deeds and



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Agreements for Registration before Registrar/Sub-Registrar or any other Competent Authority and to grant the Receipts, to sign documents, applications, letters, affidavits etc., to pay stamp duty and registration charges to do each and everything in connection with the Registration of the above said Conveyance Deed/ Sale Deed or any other Deed or Agreement including Deed of Declaration under Haryana Apartment Owners Act, 1983 or give effect to these deeds with respect to the said Plots /Apartments / Shops / Retail Space /Commercial Units or said Land on behalf of it and to get to appear before any other statutory authorities, municipal corporation etc. as may be required for development of Said Land or to convey/transfer the Units developed on said Land.

5. To engage any architect/company of architects/surveyors/ engineers/contractor / sub-contractors/labour etc. for carrying out the development/construction work over the Said Land according to the plans sanctioned by the competent authority in this regard, and as per the provisions applicable to the Said Land and to manage, control and supervise the affairs of the aforesaid construction on the said Land.
6. To apply for and get the authorized quotas of building material for carrying out any construction / development / addition / alterations in the Said Land and for that purpose to do all acts, deeds and things which may be necessary for the same.
7. To apply for and get the completion certificate/part completion/occupation certificate/ part occupation certificate under its own signatures from the concerned authorities in respect of the construction /development/ additions/ alterations, which may be done on the Said Land.
8. To pay the lease money, ground rent, property tax and other dues etc., if any, in respect of the Said Land and get the receipts thereof.
9. To get the said Land/Project assessed / reassessed for house-tax, property tax, to pay the same and to get the refund thereof if paid in excess, and for that purpose to represent before the concerned authority in this regard and make statements, application etc. with regard to the Said Land/Project including challenging the assessment made by the authorities, sign and file any appeal etc., if so deemed fit by our Attorney and to get refund of any fees paid to any office / authority of the Government of Haryana or the Central Government. Our Attorney shall be fully entitled to deal with all offices, departments and authorities including Municipal Committee/Council, DC/ Collector, Commissioner, Director or any other official in connection with the Said Land. The Attorney may get any



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scheme including but not limited to Town Planning Scheme passed/ implemented on the Said Land.

10. To pursue, file, defend any suit/appeal/revision/review/ application/complaint/petition in any court of law and to send/receive notices in any matter in connection with or arising out of the said Land and/or the building, if any, constructed thereon, Units and/or land beneath the same or any matter incidental thereto and for this purpose to appoint any advocate, attorney etc. and to make statements, sign and file applications, plaint, complaints, petitions, appeal, revision, reviews, replies, rejoinders, evidences affidavits, undertakings etc. on solemn affirmation or otherwise, to depose as a witness in the Court of Law or before any of the Authority or Tribunal or Civil Court, Tehsildar's Office, SDM's Court, Land Acquisition Collector / Officer of the Government of Haryana, any High Court, Appellate Authority, appropriate authority up to the highest court of the land i.e. Supreme Court of India and to arrive at any compromise/settlement in any pending matter, to withdraw any suit or proceedings/settlement in any pending matter, to withdraw any suit or proceedings against the Government of Haryana, Union of India, or any individual and to do all acts, deeds and things required for partition of the said Land and rectification of any entries in the land revenue records. The Attorney has full power to enter into any settlement with any party with whom it has dispute with respect of the Said Land/Project or building constructed over it. The Attorney shall be entitled to get matter referred to arbitration and to appear in arbitration proceedings.
11. To contribute the Said Land and/or Units in partnership pool, to dissolve the partnership and do all acts, deeds and things he deems appropriate for dissolution of partnership and even to accept money in lieu of Said Land/Units at the time of dissolution of partnership.
12. To obtain required No Objection Certificates, approvals, permissions from Town & Country Planning Department, HUDA, Municipal Corporation, Environment/Pollution Control Board or any other government or quasi government department with respect to the Said Land for development/construction of Project, Units .
13. To enter into any joint development agreement/ joint venture/ partnership with any third party; to pay all taxes, assessment charges, deductions, expenses and all other payments and outgoings whatsoever due and payable to the authorities concerned and to do generally all other acts, deeds and things as are necessary or required to be done for the development of the Said Land/Project by constructing buildings on the Said Land in terms of the Collaboration Agreement.



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14. To get the Said Land/Project with respect to the Said Land registered with HRERA Authority and to do all such things and acts and sign all the required applications, documents, affidavits, undertakings etc. as may be required under RERA Act & HRERA Rules, Regulations as applicable for the aforesaid Land.
15. To mortgage, lien, encumber, transfer, licence, lease the Said Land or part of the Said Land with or without proportionate land and execute any document, deed, agreement etc. for availing the project loan or for any other purpose in the manner as the Attorney may deem fit. To sell the said Land or part of the said Land before or after its development but after fulfilling the Attorney's obligations in terms of the said Collaboration Agreement.
16. To hold, use, defend possession, repair, manage and maintain the Said Land or the said Units developed/constructed on the Said Land and to pay all taxes, rates, assessments, charges, expenses including maintenance charges and other outgoings whatsoever payable for or on account of said Units and to insure the Said Land/said Units against loss or damage by fire and other risks as be deemed necessary and/or desirable and to pay all premia for such insurances.
17. To lease or licence to any person on rent, sign the lease agreement/deed and/or any other documents and papers for the Said Land/part of the Said Land/developed plots/Units on the Said Land (except the share of developed area of the Land Owners) before or after obtaining the licence, to appear before Registrar/Sub Registrar for its registration, demand, recover and receive rents and deposits, mesne profits, licence fees, maintenance charges, electricity charges, corporation taxes and all other sums of moneys receivable, take all legal action for eviction of lessee including filing of case in court and appointing advocates, signing vakalatnama, court pleadings etc. and to take all necessary steps whether by action, distress or otherwise for the Said Land/said Units.
18. To delegate all the powers created hereunder and to appoint any other person(s) as our Attorney by registered/unregistered instruments authorizing him/her to do all or any of the above act(s), deed(s), and/or thing(s) or any other act, deed or thing which in the opinion of the our Attorney ought to be done, executed or performed in respect of the Said Land/said Units.
19. And generally the Attorney shall have the power to do all such acts, deeds and things including to act through individual as authorised person (Attorney being a corporate entity) for the purposes as mentioned herein on behalf of the Land Owner and as the same could have lawfully done by the Executant, if personally present, and the Executant ratify all such acts, deeds and things done by the Attorney in pursuance of the terms of this General Power of Attorney and the Collaboration Agreement. This General Power of Attorney is for valuable sale



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consideration, irrevocable and governed in accordance with Section 202 of Contract Act.

20. And generally the Attorney shall have the power to do all such acts, deeds and things including to act through individual as authorised person (Attorney being a corporate entity) for the purposes as mentioned herein on behalf of the Land Owner and as the same could have lawfully done by the Executant, if personally present, and the Executant shall ratify all such acts, deeds and things done by the Attorney in pursuance of the terms of this deed and the Collaboration Agreement. This General Power of Attorney is for valuable sale consideration, irrevocable and governed in accordance with Section 202 of Contract Act.

21. The contents of this General Power of Attorney has been narrated to both the parties and are out of free will and without any pressure, coercion or undue influence from either side.

IN WITNESS WHEREOF, the Executant/Land Owner and the Attorney have signed this General Power of Attorney on the day month and year first above written at Sohna, Gurugram (Haryana):

Drafted by. [Signature]

Executant / Land Owner

MLT Propmart Pvt. Ltd.

[Signature]
through its authorized person
Mr. _____



Attorney

St. Patricks Realty Pvt. Ltd.

[Signature]
through its authorized person
Mr. _____



Witnesses:

1.

[Signature]

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श्री अशोक

2. *[Signature]*

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