

3780



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

14 AUG 2019

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

1

BH 922612

CONSORTIUM AGREEMENT

This Consortium agreement is made at Ghaziabad on 29<sup>TH</sup> day of August, 2019 by and

BETWEEN

RAMPRASTHA PROPERTIES PVT. LTD., 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi - 110057, through its authorized signatory Mr. Nitesh Kumar S/o Mr. Madhav Singh R/o A - 11, Gali No.18, Dayalpur, New Delhi - 110094, duly authorized vide resolution dated 28<sup>th</sup> August, 2019.

And

MAHAMAYAISPAT UDYOG PVT. LTD., 81, First Floor, Poorvi Marg, Vasant Vihar, New Delhi - 110057, through its authorized signatory Mr. Chetan Prakash Sharma S/o Mr. Naveen Prakash Sharma R/o House No.90, Sainik Vihar, Phase - 3, Mohan Garden, Uttam Nagar New Delhi - 110059, duly authorized vide resolution dated 28<sup>th</sup> August, 2019.

(26)

83483

012211

of Ramprastha Properties (P) Ltd.

*Nitesh Kumar*  
Auth. Sign

For

*Chetan Prakash Sharma*  
Auth. Sign

For Marjas Pictures (P) Ltd.

*Rajiv*  
Auth. Sign

Auth. Signatory

*Kantabhai*

*Shree*

For Ramprastha Urban Development Pvt. Ltd.

*Chetan*

Auth. Signatory

क्रम संख्या..... 51 तिथि..... 28 AUG 2019

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता..... श्री रामप्रस्था उपस्थित

स्टाम्प की धनराशि..... 1000/-

सुमन गोयल - स्टाम्प विक्रेता

लाइसेंस नम्बर 403

आवेदन संख्या 2019/739083483 भा.वि. 2020

खम्बर नं० 11 तहसील कम्पाउन्ड, गाजियाबाद

मुख्तारनामा आम

बही स०: 4

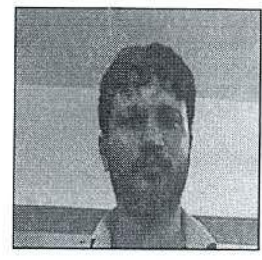
रजिस्ट्रेशन स०: 3780

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग : 580

श्री नितेश कुमार(रामप्रस्था प्रोप),  
पुत्र श्री महादेव सिंह  
व्यवसाय : अन्य  
निवासी: ए 11 गली न० 18 दयालपुर नई दिल्ली

*Nitesh*



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:26:49 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Signature)*

दयानन्द प्रभारी  
उप निबंधक :सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



2

And

HARIAS PICTURE PVT. LTD., C-168 Ramprastha Colony, Ghaziabad, U.P., through its authorized signatory Mr. Pawan Kumar, S/o Mr. Krishan Pal R/o Janakpuri, Block A, Sahibabad, Ghaziabad - 201005, duly authorized vide resolution dated 28<sup>th</sup> August, 2019

And

ANJU YADAV D/O CH. BALWANT SINGH R/O 6/7, Shanti Niketan, Chanakya Puri, New Delhi-110021.

And

KANTA YADAV W/O RAJ SINGH YADAV R/O WZ-538, Vill. Madipur, Paschim Vihar, New Delhi-110063.

For Ramprastha Properties (P) Ltd

For Maha Maya Textile Udyog For Harijas Pictures (P) Ltd.



For Ramprastha Properties (P) Ltd

*Handwritten signature*



Auth Sign

Auth. Signatory

For Ramprastha Urban Development Pvt. Ltd

Auth Signatory

आवेदन सं०: 201900739083483

बही सं०: 4

रजिस्ट्रेशन सं०: 3780

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
मुख्तार कर्ता: 1

श्री नितेश कुमार(रामप्रस्था प्रोप), पुत्र श्री महादेव सिंह

निवासी: ए 11 गली न० 18 दयालपुर नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 2

*Nitesh*



श्री हरजस प्खितर प्रा० लि० के द्वारा पवन कुमार, पुत्र श्री कृष्ण  
पाल

निवासी: जनकपुरी ब्लाक ए सा०बाद गा०बाद

व्यवसाय: अन्य

मुख्तार कर्ता: 3

*Ramkumar*



श्रीमती अंजु यादव, पुत्री श्री चौ० बलवन्त सिंह

निवासी: 6/7 शांति निकेतन चाणक्यपुरी नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 4

*Anju Yadav*



श्रीमती कान्ता यादव, पत्नी श्री राज सिंह यादव

निवासी: डब्लू जेड 538 ग्राम मादीपुर पश्चिम विहार नई दिल्ली

व्यवसाय: अन्य

मुख्तार कर्ता: 5

*Kanta Yadav*



श्री सुरत सिंह, पुत्र श्री दीप चन्द

निवासी: बी 23/25 केलाश कातोनी नई दिल्ली

व्यवसाय: अन्य

*Surat Singh*





उत्तर प्रदेश UTTAR PRADESH

3

FC 315140

And

SURAT SINGH S/O LT. DEEP CHAND R/O B - 23/25, Kailash Colony,  
New Delhi - 110048.

AND

RAMPRASTHA URBAN DEVELOPMENT PVT. LTD., Flat No.08, B-23/25,  
Kailash Colony, New Delhi-110048, through its authorized signatory  
Mr. Kunal Arora S/o Mr. Ramesh Chander Arora R/o 85, 3<sup>rd</sup> Floor,  
National Park, Lajpat Nagar-IV, New Delhi - 110024, duly authorized  
vide resolution dated 28<sup>th</sup> August, 2019.

For Ramprastha Urban Development Pvt. Ltd.  
*Nitish*  
*Karla Wadaw*

For Maha Mayra Pictures Pvt. Ltd.  
*Chela*

For Harjas Pictures (P) Ltd.  
*Rajendra*  
Auth. Signatory

For Maha Mayra Pictures Pvt. Ltd.  
*Ja*



For Ramprastha Urban Development Pvt. Ltd.  
*Arora*  
Auth.





क्रम सं. 87  
 दिनांक 27-8-19  
 प्रमाण पत्र जारी करने का प्रयोजन  
 प्रमाण पत्र जारी करने का नाम व पता  
 प्रमाण पत्र जारी करने का स्थान (109)  
 प्रमाण पत्र जारी करने का स्थान नौरतन नगर स्थिति, विमानतल लाईसेंस नं-438  
 प्रमाण पत्र जारी करने का स्थान 19  
 प्रमाण पत्र जारी करने का स्थान गणेश नगर

प्रमाण पत्र जारी करने के लिए  
 प्रमाण पत्र जारी करने का प्रयोजन



For Ramprastha Urban Development...



उत्तर प्रदेश UTTAR PRADESH

5

FC 315138

2. That the consortium shall be formed and operated with M/s *Ramprastha Urban Development Pvt. Ltd* acting as the Developer, the lead firm. Further M/S Ramprastha Urban Development Pvt Ltd. is Solely responsible for sale, purchase, construction, all liabilities & Legal boundations regarding the project proposed to be constructed on the consortium land.
3. That the consortium has been formed with an object of development of group housing project in the state of Uttar Pradesh and for submitting the group housing plan to the Ghaziabad Development Authority/other Govt. Authority and getting other approval from the various Govt. Dept. for development of group housing projects in the state of Uttar Pradesh.
4. That the consortium shall be deemed to have come into existence with effect from the date of execution of this agreement.

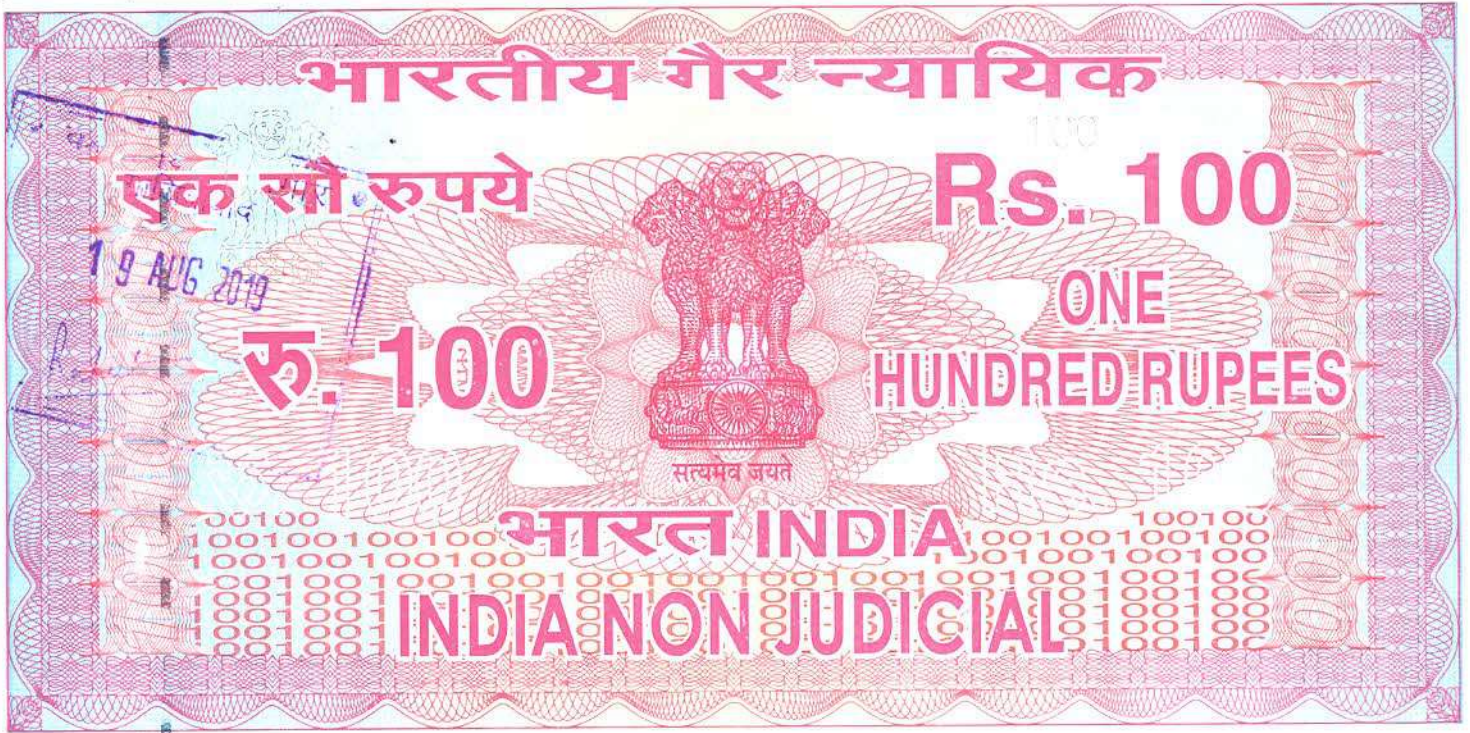
For Ramprastha Properties (P) Ltd

For Harjas Pictures (P) Ltd.

*Kanta Yadav*  
*Nitesh Singh*  
  


*Chetna*  
*Ramprastha*  
 Auth. Signatory  
  
 For Ramprastha Urban Development Pvt. Ltd.  
*Arun Kumar*  
 Auth. Signatory





उत्तर प्रदेश UTTAR PRADESH

6

FC 315137

5. That the consortium members have mutually decided to appoint M/s *Ramprastha Urban Development Pvt. Ltd* as the Developer, the lead firm.
6. Any member may be added to the consortium with the consent of the members of this consortium agreement.
7. That the member of this consortium shall have no right to assign of the its benefit, right, and liabilities under this agreement to any other company, firm of person without obtaining the prior written permission from the members of the consortium
8. That the share of all the members of the consortium shall be mutually decide later on.
9. That the role and services of individual members shall be decided jointly and with the consent of all the parties. The developer will however be entrusted with the task of the proposed project. In case of any dispute the lead member shall have final say in the matter.

For Ramprastha Properties (P) Ltd  
For Maha Maya Ispat Udyog Pvt Ltd  
For Harjas Pictures (P) Ltd.

Kanta Yachan  
Nitesh  
Cheta  
Tawa K...

Advocate  
Auth Sign  
Auth Signatory



For Ramprastha Urban Development Pvt. Ltd.  
Auth Signatory






उत्तर प्रदेश UTTAR PRADESH

7


FC 315136

10. The consortium agreement shall in respect be constructed in accordance with the laws of India as amended from time to time and in the event of conflict between the provision of the consortium and he said laws the latter shall prevail.
11. All the members agree to settle amicably all disputes arising out of concerning this consortium agreement. In the event of the member failing to amicably resolve any dispute the matter shall be referred to the arbitrator to the decided mutually, whose decision shall be binding.
12. The wavier of any member of any breach of any terms of this consortium agreement shall not prevent the subsequent enforcement of that terms and shall not deemed to be wavier of any subsequent breach.







For Mithra  
 For Rajas Pictures (P) Ltd.  
 Auth. Signatory  
 For Ramprastha Urban Development Pvt. Ltd.  
 Auth. Signatory





उत्तर प्रदेश UTTAR PRADESH

8

FC 315135

13. The entire members shall be under obligation of not disclosing any information or terms of any of this consortium agreement to any third party. All documents and information exchange between the members, for the purpose of the project under the consortium agreement shall be treated as strictly confidential by the other members and not be shares by other outside agency except the government of Uttar Pradesh.
14. Any notice required pursuant to this consortium agreement shall be given in writing and shall be delivered by hand under acknowledgement of sent by facsimile to the other party at the address appearing in the beginning of the consortium agreement.

For Kanya Pictures (P) Ltd  
Auth. Signatory  
Kanya Pictures  
Auth. Signatory

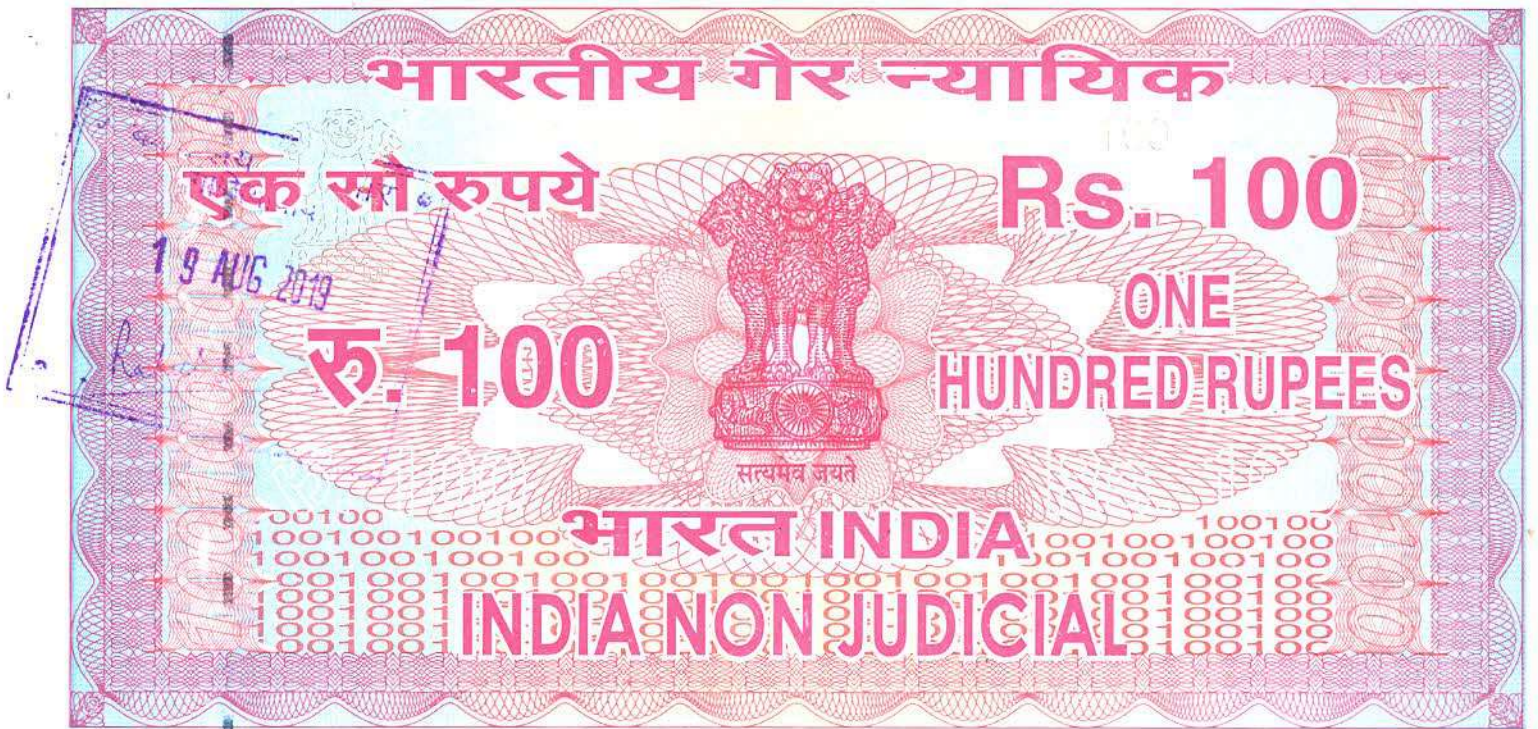
For Maha Mahila Udyog Pvt. Ltd  
Auth. Signatory  
Maha Mahila Udyog  
Auth. Signatory

For Harjas Pictures (P) Ltd  
Auth. Signatory  
Harjas Pictures  
Auth. Signatory

For Ramprastha Urban Development Pvt. Ltd  
Auth. Signatory  
Ramprastha Urban Development  
Auth. Signatory

Advocate  
Sudhakar





उत्तर प्रदेश UTTAR PRADESH

9

FC 315134

15. The terms and conditions of the consortium agreement may be modified/amended as may be stipulated by the government of Uttar Pradesh and as mutually agreed by the consortium members. The consortium does not have any land and shall acquire land in future & develop project as per the policies of State of U.P. and concerned authorities.
16. The consortium agreement shall be valid and enforceable till the completion of the given project.

In witness whereof, the member have executed this consortium agreement on this 29<sup>TH</sup> day of August, 2019 and have caused this consortium agreement to be signed on their behalf in the manner set below:

For Ramprastha Properties (P) Ltd  
Auth. Sign  
Ranjana Yadav

For Maha Maya Ispat Udyog Pvt Ltd  
Auth. Sign  
Chaitanya

For Harjas Pictures (P) Ltd.  
Auth. Signatory  
Ravindra

For Ramprastha Urban Development Pvt. Ltd.  
Auth. Signatory  
Sudhakar

क्रमांक २/४ २२-८-१९

पदावधि १० वर्ष

व्यक्तिगत

१०९

१७

श्री जयशंकर प्रसाद शर्मा एन.ए.ए. ज.लि.  
श्री जयशंकर प्रसाद शर्मा एन.ए.ए. ज.लि.



पदावधि १० वर्ष

श्री जयशंकर प्रसाद शर्मा एन.ए.ए. ज.लि.

For Ramprastha Properties (P) Ltd

10

For Maha Maya Udyog Pvt. Ltd

*[Handwritten signature]*

*[Handwritten signature]*

Surat Singh

Kanta Yadav

*[Handwritten signature]*

Kanta Yadav

Anju Yadav

For Harjas Picture Pvt. Ltd.

For Harjas Pictures (P) Ltd.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
Auth. Signatory

For Mahamayalpat Udyog Pvt. Ltd.  
Properties Pvt. Ltd.

For Ramprastha

*[Handwritten signature]*

For Ramprastha Urban Development Pvt. Ltd.

For Ramprastha Urban Development Pvt. Ltd.

*[Handwritten signature]*  
Kanta Yadav

*[Handwritten signature]*  
Auth. Signatory







उत्तर प्रदेश UTTAR PRADESH

11

FC 315133

For Ramprastha Properties (P) Ltd

Auth. Sign

For Mahatma Udyog Pvt Ltd

Auth. Sign

For Harjas Pictures (P) Ltd.

Auth. Signatory

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh

R/o. Vill Sadat Nagar Ikla Ghaziabad.

For Ramprastha Urban Development Pvt. Ltd.

Auth. Signatory

Kanta Wadaw  
2. Abhishek Verma s/o Durgaband  
A/o II - B - 168, Nehru Nagar C. 2 - B



क्रम सं. 84/3  
 दिनांक 22-8-19  
 पंजीकृत संख्या 108  
 19  
 दिनांक 29/8/19

माली रामधर अर्जित इलाहाबाद जिला-आ  
 माली रामधर अर्जित इलाहाबाद जिला-आ

आवेदन सं०: 201900739083483

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 237 से 266 तक क्रमांक  
 3780 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Handwritten signature)*

दयानन्द प्रभारी  
 उप निबंधक : सदर पंचम  
 गाजियाबाद  
 29/08/2019



भाग 1

प्रस्तुतकर्ता अथवा शर्ही द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम वाकियाबाद इम 2019140015335

अवेदन संख्या : 201900739083215

लेख या घोषणा पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या शर्ही का नाम कान्हा बाबू

लेख का प्रकार मुहताबाना आम

प्रतिफल की धनराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधिकरण शुल्क 80

3. निर्दिष्ट या तलाश शुल्क

4. मुहताब के अधिष्ठापी करण लिए शुल्क

5. स्वीकृत शुल्क

6. विविध

7. याविक भत्ता

1 से 6 तक का योग 580

शुल्क प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हुताशय

# Ramprastha Properties Pvt. Ltd.


---

Marketing Office : C-168, Ramprastha Colony, Ghaziabad-201011  
Ph.: 0120-4778444 Fax: 0120-4104841

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S RAMPRASTHA PROPERTIES PRIVATE LIMITED HELD ON 28<sup>TH</sup> AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI – 110057**

RESOLVED that Mr. Nitesh Kumar S/O Shri Madhav Singh R/O A – 28, Agar Nagar, Prem Nagar - 3, Kirari, New Delhi – 110086, authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company.

FOR RAMPRASTHA PROPERTIES PVT. LTD.

  
Surat Singh Yadav

(Director)

Din No. 01745956

# Mahamaya Ispat Udyog Pvt. Ltd.

---

Marketing Office : C-168, Ramprastha Colony, Ghaziabad-201011  
Ph.: 0120-4778444 Fax: 0120-4104841

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S MAHAMAYA ISPAT UDYOG PRIVATE LIMITED HELD ON 28<sup>TH</sup> AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI - 110057**

RESOLVED that MR. Chetan Parkash Sharma S/O Shri Naveen Parkash Sharma R/O House No.90, Sainik Vihar, Phase - 3, Mohan Garden, Uttam Nagar New Delhi - 110059, authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR MAHAMAYA ISPAT UDYOG PRIVATE LIMITED



Surat Singh Yadav

(Director)

Din No. 01745956

# Harjas Pictures Pvt. Ltd.

Marketing Office :- C-168, Ramprastha Colony, Ghaziabad-201011

Ph. 0120-4778444 Fax: 0120-4104841

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S HARJAS PICTURES PRIVATE LIMITED HELD ON 28<sup>TH</sup> AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE 81, FIRST FLOOR, POORVI MARG VASANT VIHAR, NEW DELHI – 110057**

RESOLVED that Mr. Pawan Kumar S/O Shri Krishan Pal R/O Janakpuri, Block A, Sahibabad, Ghaziabad – 201005 authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR HARJAS PICTURES PVT. LTD



Surat Singh Yadav

(Director)

Din No. 01745956



# Ramprastha Urban Development Pvt. Ltd.

Marketing Office: Ramprastha Greens,  
Vaishali Extension, Ghaziabad-201010  
Tel : 0120-4557887 4086444  
Fax : 0120-4557886

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF DIRECTORS OF M/S RAMPRASTHA URBN DEVELOPMENT PRIVATE LIMITED HELD ON 28<sup>TH</sup> AUGUST 2019 AT 03:00 P.M. AT ITS REGISTERED OFFICE FLAT NO.08, B - 23/25, KAILASH COLONY, NEW DELHI - 110048**

RESOLVED that Mr. Kunal Arora S/O Shri Ramesh Chander Arora R/O 85, 3<sup>rd</sup> Floor, National Park, Lajpat Nagar - 4, New Delhi - 110024, authorised representative of the company, be and is hereby authorise to sign & furnish all the paper regarding the company for getting the consortium agreement & GPA registered at appellate authority. He is further authorise to represent the company in all the above mentioned matter before the respective appellate authorities for and on behalf of the company

FOR RAMPRASTHA URBAN DEVELOPMENT PVT. LTD



Pradeep Yadav  
(Director)  
Dis No. 02245358

3778



उत्तर प्रदेश UTTAR PRADESH

1

FC 315131

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 by Mr. Nitesh Kumar S/o Mr. Madhav Singh R/o A - 28, Agar Nagar, Prem Nagar - 3, Kirari, New Delhi - 110086, for on behalf of M/s Ramprastha Properties Pvt. Ltd. (CIN: U74899DL1981PTC012731) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057 (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Ramprastha Properties (P) Ltd  
*Nitesh*  
 19.8.2019

बन्धन सं० १५६ २२-८-१९

श्री रामप्रसाद शर्मा नं० १९५२४४  
कैलाश शर्मा नं० १९५२४४ जगदल प्रखंड



आवेदन सं०: 201900739083214

100

श्री नितेश कुमार  
मुख्यालय गाँव आम

बही सं०: 4 रजिस्ट्रेशन सं०: 3778 वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग - 580

श्री नितेश कुमार(रामप्रस्था प्रोप),  
पुत्र श्री महादेव सिंह  
व्यवसाय : अन्य  
निवासी: ए 28 अमर नगर प्रेमनगर-3, किरारी, नई दिल्ली

*Nitesh*



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:46:23 PM बजे निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

दयानन्द प्रभारी  
उप निबंधक :सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक

Khasra No.	Fasl/Varsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
69M	1421-1426	1	00176	5462

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

Signature of the Applicant (P) Ltd

*Nitesh*  
Signature

आवेदन सं०: 201900739083214

बही सं०: 4

रजिस्ट्रेशन सं०: 3778

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
मुख्तार कर्ता: 1

श्री नितेश कुमार (रामप्रसाद प्रोप), पुत्र श्री महादेव सिंह  
निवासी: ए 28 अगर नगर प्रेमनगर-3, किरारी, नई दिल्ली  
व्यवसाय: अन्य

*Nitesh*



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

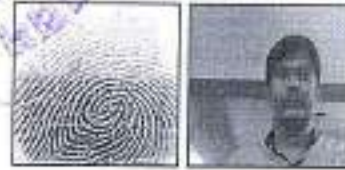
श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह  
निवासी: सादतनगर इकला गा०बाद  
व्यवसाय: अन्य  
पहचानकर्ता: 2

*Dm*



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा  
निवासी: सेकिन्ड बी 168 नेहरू नगर गा०बाद  
व्यवसाय: अन्य

*Ashish*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिए गए हैं।  
टिप्पणी:

*Dyanand*  
दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;



For Ramprastha Properties (P) Ltd

*Nitesh*

Auth Sign



For Ram

Auth Sign

3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Ramprashtha Properties (P) Ltd



With Sign

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;

For Ramprabha Investments Pvt. Ltd

*Nitesh*  
Auth Sign

11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;
12. To execute on behalf of the Land Owner:
  - (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;

For Ramprastha Enterprises (P) Ltd



Auth. Sign

13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

For Ramprastha Properties (P) Ltd



Auth Sign

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019

For Ramprastha Properties (P) Ltd



Ansh Singh



For Ramprastha Properties (P) Ltd



Auth Sign

Nitesh Kumar  
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh  
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma  
R/o. II-B/168, Nehru Nagar, Ghaziabad.



For Ramprastha Properties (P) Ltd



Auth Sign

आवेदन सं०: 201900739083214

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 197 से 218 तक क्रमांक  
3778 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पत्र सं. रात्रिपाया सं. 2019140015322

अपेदन संख्या : 201900739083214

लेख का प्राप्ति या प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम निवेश कुमार(रामप्रसाद शीरे)

लेख का प्रकार मुख्यतः नाम

इतिहास की धनराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्रांतर के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. रात्रिक भत्ता

1 से 6 तक का योग 580

शुल्क वसूल करने का दिनांक 2019-08-29 00:00:00

दिनांक एवं लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

3777

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



1-9 AUG 2019  
K...

उत्तर प्रदेश UTTAR PRADESH

1

FC 315128

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 by Mr. Chetan Prakash Sharma S/o Mr. Naveen Prakash Sharma R/o House No.90, SainikVihar, Phase - 3, Mohan Garden, Uttam Nagar, New Delhi - 110059 for on behalf of M/s Mahamayalpat Udyog Pvt. Ltd. (CIN: U74899DL1983PTC015493) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057(hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Maha Maya Lepa Udyog Pvt Ltd

*Chetan*  
Auth Sign

क्र. सं. 242 22-8-19  
स्थान की तिथि  
आपका नाम  
आपका पता  
आवेदन सं.: 201900739083220  
आपका पता  
108  
वैरज कुमार शर्मा 438  
आपका पता

श्री वैरज कुमार शर्मा के लिये  
आपका पता

मुख्तारनामा आम

वही सं.: 4

रजिस्ट्रेशन सं.: 3777

वर्ष: 2019

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग: 580

श्री चेतन प्रकाश शर्मा (मैमहामाया),  
पुत्र श्री नवीन प्रकाश शर्मा  
व्यवसाय: अन्य  
निवासी: म०न० 90 सैनिक विहार फेस 3 मोहन गार्डन उत्तम नगर नई दिल्ली

Chetan



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:45:32 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रमोदी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



Khasra No.	FasliVarsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
73MI	1421-1426	1	00169	1405
71M	1421-1426	1	00169	3370

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

For Maha Maya Ispat Udyog Pvt Ltd



Auth: Sigh

आवेदन सं०: 201900739083120

बही सं०: 4

रजिस्ट्रेशन सं०: 3777

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रतेखानुसार उक्त  
मुख्तार कर्ता: 1

श्री चेतन प्रकाश शर्मा (मै०महामाया), पुत्र श्री नवीन प्रकाश  
शर्मा  
निवासी: म०न० 90 सैनिक विहार फेस 3 मोहन गार्डन उत्तम  
नगर नई दिल्ली  
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिवेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सेकिन्ड बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिए गए हैं।  
दिष्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभासी  
उप निबंधक : सदर पंचम  
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

For Maha Maya Is...

*[Handwritten signature]*



For Maha Maya Is...

*[Handwritten signature]*

Auth Sign



3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Mata Maya Ispat Udyog Pvt. Ltd



Auth Sign

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

For Maha Maya Ispat Udyog Pvt. Ltd



Auth: Singh

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zildar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;

For Maha Maya Ispat Udyog Pvt Ltd



Anshu Singh

14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

For Maha Maya Ispat Udyog Pvt. Ltd



Ansh Singh

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019

For Maha Maya Ispal Udyog Pvt Ltd



Anshu Singh



For Maha Maya Ispat Udyog Pvt Ltd

9

  
Auth Sign

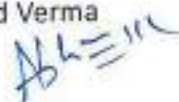
Chetan Prakash Sharma  
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh  
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma  
R/o. II-B/168, Nehru Nagar, Ghaziabad.



For Maha Maya Ispat Udyog Pvt Ltd

  
Auth Sign

आवेदन सं०: 201900739083220

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 175 से 196 तक क्रमांक  
3777 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019



प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिधायक खतर पंचम शाजिवाबाद इम 2019140015321

जन्मदिन संख्या : 201900739083220

पेस का प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

उम्तुकर्ता या प्राप्ति का नाम नेशन प्रकाश शर्मा (पै=महापारा)

पेस का प्रकार मुस्तारनामा आम

प्रतिफल की धनराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधित्व शुल्क 80

3. निरीक्षण का तलाश शुल्क

4. मुस्तार के अधिप्राप्ती करण विण शुल्क

5. समीक्षण शुल्क

6. विविध

7. वार्षिक भता

1 से 6 तक का योग 580

शुल्क जमा करने का दिनांक 2019-08-29 00:00:00

शिर्काक जब पेस प्रतिनिधि का तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी  इन्साफर

3776



उत्तर प्रदेश UTTAR PRADESH

1

FC 315130

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 by Mr. Pawan Kumar S/o Mr. Krishan Pal R/o Janakpuri, Block A, Sahibabad, Ghaziabad - 201005 for on behalf of M/s Harjas Pictures Pvt. Ltd. (CIN: U74899DL1981PTC011212) having its Registered Office at 81, First Floor, Vasant Vihar, New Delhi, 110057 (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

For Harjas Pictures (P) Ltd.

*[Handwritten Signature]*  
Auth. Signatory

दिनांक: 22-8-19  
स्थान: गाजियाबाद

श्री पवन कुमार (पै० हरजस पिबवार) पुत्र श्री कृष्ण पाल व्यवसाय: अन्य निवासी: जनकपुरी ब्लाक ए सा०बाद गा०बाद

आवेदन सं०: 201900739083218

श्री पवन कुमार (पै० हरजस पिबवार) मुख्तारनामा आम

बही सं०: 4

रजिस्ट्रेशन सं०: 3776

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 80 योग : 580

श्री पवन कुमार (पै० हरजस पिबवार) पुत्र श्री कृष्ण पाल व्यवसाय: अन्य निवासी: जनकपुरी ब्लाक ए सा०बाद गा०बाद

*Pawan Kumar*



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 03:43:32 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



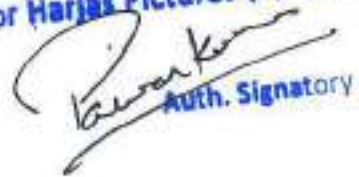
201900739083218

10/6/2019 4:11:11

Khasra No.	FasliVarsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
76MI	1421-1426	1	00182	1520
79MI	1421-1426	1	00181	1340
77/2	1421-1426	1	00264	1140
70MI	1421-1426	1	00189	870

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

For Harjas Pictures (P) Ltd.

  
Auth. Signatory

आवेदन सं०: 201900739083218

बही सं०: 4

रजिस्ट्रेशन सं०: 3776

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

श्री पवन कुमार (मै० हरजस पिक्वर), पुत्र श्री कृष्ण पाल

निवासी: जनकपुरी ब्लाक ए सा०वा० गा०बा०

व्यवसाय: अन्य

*Pawan Kumar*



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: ग्राम सादतनगर इकला गा०बा०

व्यवसाय: अन्य

*Devendra Kumar*



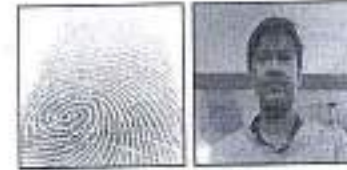
पहचानकर्ता: 2

श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिले की 168 नेहरू नगर गा०बा०

व्यवसाय: अन्य

*Abhishek Verma*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Prabhu*

उप निबंधक : सदर पंचम  
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिए गए हैं।  
टिप्पणी:



2019/07/31  
26/11/19

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

For Harjas Picture (P) Ltd

Authorized Signatory



For Harjas Pictures (P) Ltd.

*[Handwritten Signature]*  
Authorized Signatory

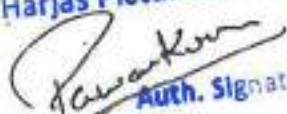


3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

For Harjas Pictures (P) Ltd.  
  
Auth. Signatory

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

For Harjas Pictures (I) Ltd.

  
Auth. Signatory

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zileadar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;

For Harijas Pictures (P) Ltd.

  
Auth. Signator

15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.
18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;

For Marjas Pictures (P) Ltd.

  
Auth. Signat

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019

For Harjas Pictures (P) Ltd.

  
Auth. Signatory









For Harjas Pictures (P) Ltd. 9

  
Auth. Signatory

Pawan Kumar  
(Authorised Signatory)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh  
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma  
R/o. II-B/168, Nehru Nagar, Ghaziabad.



For Harjas Pictures (P) Ltd.

  
Auth. Signatory

आवेदन सं०: 201900739083218

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 153 से 174 तक क्रमांक  
3776 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी  
उप निबंधक : स्तर पंचम  
गाजियाबाद  
29/08/2019



भाग 1

प्रस्तुतकर्ता अथवा प्राप्ती द्वारा रखा जाने वाला

व्यक्तिगत सरपंच वारिडाबाद क्रम 2019140015320

अवेदन संख्या : 201900739083218

लेख या प्राप्ती पर इस्तुन करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या प्राप्ती का नाम पवन कुमार (पैर इरजत पिन्कर)

लेख का प्रकार मुज्जारनामा आम  
प्रतिफल की धरराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधित्व शुल्क 80

3. निरीक्षण का तलाश शुल्क

4. मुज्जार के अधिपताकी धरराशि लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. पाकिज भर्ता

1 से 6 तक का योग 580

शुल्क वसूल करने का दिनांक 2019-08-29 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पर वापस करने के लिए उपलब्ध होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के द्वारा



3782



उत्तर प्रदेश UTTAR PRADESH

1

FC 315132

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 by Ms. Anju Yadav D/o Ch. Balwant Singh, R/o 6/7 Shanti Niketan, New Delhi- 110021(Aadhar No. 2835 0614 4079 ) (hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

- The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN: U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

Khasra No.	FasliVarsh	Bhag	KhataSankhya	(Area in Sq. Mtrs)
72M	1421-1426	1	00005	1390



2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL) which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:



आवेदन सं०: 201909739083213

बही सं०: 4

रजिस्ट्रेशन सं०: 3782

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

कुमारी अंजु यादव, पुत्री श्री चौ० बलवन्त सिंह

निवासी: 6/7 शांति निकेतन नई दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सीकिन्ड बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

दयानन्द प्रभारी  
उप निबंधक सदर पंचम  
गाज़ियाबाद

गाज़ियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;
3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;



A blue ink signature mark consisting of a stylized, overlapping 'X' shape.

4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;



8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;



12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zileadar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;



14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.



19. To make, file and claim Insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to the CA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019



Anju Yadav  
(LandOwner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh  
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma  
R/o. II-B/168, Nehru Nagar, Ghaziabad.

ABHISHEK



आवेदन सं०: 201900739083213

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 289 से 310 तक क्रमांक  
3782 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019



होगा  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्राची द्वारा रखा जाने वाला

उपनिबन्धक सरर पंथम वाकियाचार क्रम 2019140015334

आवेदन संख्या : 201900739083213

वेध का शर्तना पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या प्राची का नाम अंशु वारव

वेध का प्रकार मुहाराजनामा अम

प्रतिफल की हलराशि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुहाराज के अधिदमागी करमा लिए शुल्क

5. कमीशन शुल्क

6. बिचिध

7. वाकिक नगा

1 से 6 तक का योग 580

शुल्क प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

दिनांक अथ वेध प्रतिनिधि का तपराज

प्रमाण पत्र वापस करन के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



3783

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

19 AUG 2019

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

1

FC 315127

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 Mrs. Kanta Yadav W/o Shri. Raj Singh Yadav, R/o W2 - 538, Village Madipur, New Delhi- 110063(Aadhar No. 5107 0104 4182)(hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

Kanta Yadav

क्र. सं. 84  
दिनांक 22-8-19

आवेदन सं०: 201900739083215

श्रीमती कान्ता यादव अर्जित  
कान्ता यादव माता-पिता का नाम

संख्या 109  
संख्या 10-43

वही सं०: 4

रजिस्ट्रेशन सं०: 3243

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य- 0 पंजीकरण शुल्क- 500 प्रतिलिपिकरण शुल्क- 80 योग: 580

श्रीमती कान्ता यादव,  
पत्नी श्री राज सिंह यादव  
व्यवसाय: अन्य  
निवासी: डब्लू जेड 538 ग्राम मादीपुर नई दिल्ली

Kanta Yadav



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:28:14 PM बजे  
निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
दयानन्द प्रभारी  
उप निबंधक :सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम तिपिक  
निबंधक तिपिक



Khasra No.	FasliVarsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
73M	1421-1426	1	00052	2780

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:

Kanta Yadav



आवेदन सं०: 201900739083215

वही सं०: 4

रजिस्ट्रेशन सं०: 3783

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
मुख्तार कर्ता: 1

श्रीमती कान्ता यादव, पत्नी श्री राज सिंह यादव

निवासी: लबू जेट 538 ग्राम मादीपुर नई दिल्ली

व्यवसाय: अन्य

*Kanta Yadav*



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह

निवासी: सादतनगर इकला गा०बाद

व्यवसाय: अन्य

*Dev*



पहचानकर्ता: 2

श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा

निवासी: सैकिन्ड बी 168 नेहरू नगर गा०बाद

व्यवसाय: अन्य

*Ashish*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

ने की। प्रत्यक्षतः भद्र साक्षियों के निशाज अगूठे नियमानुसार  
लिए गए है।  
टिप्पणी:

दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048("RUDPL)which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;

Karita Yadav

Karita



3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;

Ranta Yalav

8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

Kamla Yadav

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zileadar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;
14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;

*Kamta Yedkar*

15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.
18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in the CA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and

Karita Wadkar

18. To offer the Development Rights in respect of the Projects and/or the Projects' Premises (as defined in theCA), the Project or the Project Land as security to any banks, financial institutions or any affiliates of RUDPL for obtaining finance/ debt/ loan for the construction, development and implementation of the Projects or for any other finance/ debt/ loan;
19. To make, file and claim insurance claims and other compensations in respect of the Projects or any part thereof and the Land, and
20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to theCA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019

Kanika Yadav



Kanta Yadav

Kanta Yadav

(Land Owner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharmpal Singh

R/o. Vill Sadat Nagar Ikla Ghaziabad.

*(Signature)*

2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma

R/o. II-B/168, Nehru Nagar, Ghaziabad.

*Abhishek*



आवेदन सं०: 201900739083215

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 311 से 332 तक क्रमांक  
3783 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019



प्रस्तुतकर्ता अथवा शर्धी द्वारा रखा जाने वाला

एनसिन्युअर सेंटर पंजम बाकियाबाद डम 2019140015332

बाकेल संख्या: 201900739093483

लेख का शर्धना पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता का शर्धी का नाम निवेश कुमार(हायड्रल्स प्रोप)

लेख का प्रकार मुकदारनामा अम

प्रतिफल की घतरानि 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिनिधिकरण शुल्क 80

3. निरीक्षण का तलाश शुल्क

4. मुकदार के अधिकतमपी करण निर शुल्क

5. कमीशन शुल्क

6. शिबिध

7. वारिक बना

1 से 6 तक का योग 580

शुल्क प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

दिनांक अब लेख प्रतिक्रिपि पा लबाध

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

3781



उत्तर प्रदेश UTTAR PRADESH

1

FC 315129

GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the 29<sup>th</sup> day of August, 2019 by Mr. Surat Singh Yadav S/o Mr. Deep ChandR/o B-23/25, Kailash Colony, New Delhi-110048(Aadhar No. 496966285434)(hereinafter referred to as the "The Land Owner" which expression unless repugnant to the context hereof shall include its successors and permitted assigns).

WHEREAS:

1. The Land Owner has entered into a Consortium Agreement dated 29-08-2019 ("CA") with M/S Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL). Under the CA, the Land Owner has granted the Development Rights to RUDPL for the development of the land. Detail of land are given below :-

*Surat Singh*

63209

क्र.सं. 27-8-2019  
दिनांक 27-8-2019

श्री सुखदेव प्रदीप देववर्मा एम.ए.  
महाराष्ट्र न्यायिक सेवा आयोग



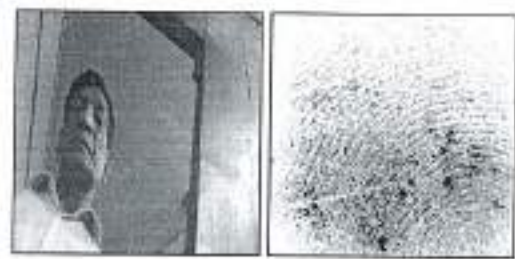
आवेदन सं.: 201900739083210  
नाम: श्री सुखदेव प्रदीप देववर्मा  
पता: 108, 13-43P  
मुख्यारनामा आम

वही सं.: 4 रजिस्ट्रेशन सं.: 3781 वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य- 0 पंजीकरण शुल्क- 500 प्रतिलिपिकरण शुल्क- 80 योग : 580

श्री सुरत सिंह यादव,  
पुत्र श्री दीप चन्द  
व्यवसाय: अन्य  
निवासी: बी 23/25, केलाश कालोनी, नई दिल्ली

Sudhan



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 04:27:30 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभारी  
उप निबंधक :सदर पंचम  
गाजियाबाद  
29/08/2019

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



Khasra No.	Fasli/Varsh	Bhag	KhataSankhya	(Area in Sq. Mtrs.)
70M	1421-1426	1	00316	820
71Mi	1421-1426	1	00316	2400
72Mi	1421-1426	1	00316	2480
73MI	1421-1426	1	00316	2460
76M	1421-1426	1	00316	1260

2. I recognize that RUDPL has expressed an interest to invest substantial amount of money for the development of the Project (as defined in the CA) on the Land and therefore, requires enabling powers to perform its functions and/or obligations under the CA.
3. I am desirous of executing in favour of RUDPL this exclusive and irrevocable power of attorney in consideration of the obligations undertaken by RUDPL under the CA and the rights granted to RUDPL there under authorizing RUDPL to deal with the Land and exercise all rights in respect thereof, which RUDPL hereby do in the manner hereinafter appearing:



आवेदन सं०: 201900739083210

बही सं०-4

रजिस्ट्रेशन सं०: 3781

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

श्री सुरत सिंह पादव, पुत्र श्री दीप चन्द  
निवासी: बी 23/25, कैलाश कालोनी, नई दिल्ली  
व्यवसाय: अन्य

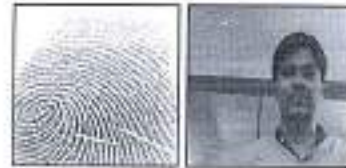


ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री देवेन्द्र कुमार, पुत्र श्री धर्मपाल सिंह  
निवासी: ग्राम सादतनगर इकला गा०बाद  
व्यवसाय: अन्य  
पहचानकर्ता: 2



श्री अभिषेक वर्मा, पुत्र श्री दुर्गा प्रसाद वर्मा  
निवासी: सैकिच बी 168 नेहरू नगर गा०बाद  
व्यवसाय: अन्य  
पहचानकर्ता: 2



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

इसानन्द प्रभारी  
उप निबंधक, सदर पंचम  
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक  
निबंधक लिपिक



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, the Land Owner, do hereby appoint, nominate and constitute Ramprastha Urban Development Private Limited (CIN:U45200DL2008PTC181294), a company incorporated under the Companies Act, 1956, having its registered office at Flat No.8, B-23/25, Kailash Colony, New Delhi-110048 ("RUDPL) which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or my behalf to do 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 namely:

1. To enter the Land, survey the same, prepare layout and service building plans, detailed drawings etc.
2. To sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Land, to obtain sanctions and approvals of layout plan, building plans, zoning plans, completion certificates etc., as required under applicable laws, rules, regulations, orders, notifications for the development, construction and completion of buildings, structures for residential/school/ commercial/retail/entertainment and, or recreation purposes on the Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of The Land Owner, as required from time to time in connection therewith;



*Suresh Verma*

*SV*

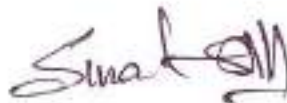
3. To do all such acts, deeds and things as may be required to landscape the Land or carry out, or cause to be done, all technical and engineering activities for making the Land fit and proper for the purposes of the development and construction;
4. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for Land development from the concerned authorities;
5. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the CA;
6. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/semi government/municipal/local bodies and/or any other statutory bodies for and in connection with the above purposes;

A handwritten signature in black ink, appearing to be 'Sudh' followed by a stylized flourish.

7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Land;
8. To apply for and obtain any renewals of any licenses, approvals, sanctions, consents and registrations and to apply for and obtain transfer of any such licenses, approvals, sanctions, consents and registrations in favour of transferees of buildings/units with proportionate land;
9. To appoint, authorise and permit all such persons as RUDPL may deem appropriate to act for and on behalf of the Land Owner in relation to the development of the Land, including without limitation with the authority to execute all such documents, deeds, writings and powers of attorney, as may be necessary, in order to appoint such persons;
10. At the cost of the Land Owner, to cure any defects in right, title or interest in the Development Rights and/or the Land by making such lawful compromises and/or payments;
11. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of the above and as may be necessary to be done on behalf of or by the Land Owner in relation to the CA;

*Sachin*

12. To execute on behalf of the Land Owner:
- (a) all applications and other documents that may be required to secure mutation of the Land in the records of all relevant authority(ies) having jurisdiction and/or connected with the property including but not limited to revenue department, tehsildar, talathi, Zileedar, Patwari, Assessor & Collector, Town & Country Planning and the like;
  - (b) all such documents that may be required in connection with the said mutation of the Land including rectification of records and consent letters;
  - (c) all representations (and undertake representations in person) before the officers of all relevant authority(ies) to secure mutation of the Land and to give any statement, affidavit, application, undertaking or any other documents that may be required;
13. To represent the Land Owner before the concerned municipal corporation/electricity board/jal board or any other concerned authority in respect of electricity and water connections or any matter relating thereto including filing various applications;



14. To delegate any or all of the powers as mentioned above or any other, for or on behalf of LandOwner, to one or more persons and to revoke such delegation of authority as it deems fit;
15. To do all other acts, deeds and things on our behalf as our attorney may deem necessary or expedient in connection with the signing, execution and delivery of documents, contracts, agreements, instruments or otherwise in relation to the rights referred above, including appearing before any government authorities and signing any forms or documents, as may be required, for furtherance of the rights referred above;
16. To do and execute all acts, deeds, matters and things which are incidental to and necessary for applying to the concerned authority for permission to increase the FSI/FAR of the project if permitted by applicable laws.
17. To market and/or negotiate the terms and conditions lease/ license/ sale/ transfer of the Projects, save & except the Owner's proposed entitlement/allocation of the developed units.

*Sudhakar*

- 20. To do and execute all acts, deeds, matters and things in furtherance of the rights granted to RUDPL and to enforce the obligations, covenants and undertakings provided by The Land Owner under or in relation to or pursuant to the CA.

AND the Land Owner hereby agree to ratify and confirm all and whatsoever the said RUDPL shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

That this General power of attorney is Revocable.  
Dated this 29<sup>th</sup> August 2019

*Smt. Anjali*






Surat Singh Yadav  
(Land Owner)

Witnesses

1-Mr. Devendra Kumar S/o. Sh. Dharpal Singh  
R/o. Vill Sadat Nagar Ikla Ghaziabad.



2-Mr Abhishek Verma S/o Sh. Durga Prasad Verma  
R/o. II-B/168, Nehru Nagar, Ghaziabad.



आवेदन सं०: 201900739083210

बही संख्या 4 जिल्द संख्या 764 के पृष्ठ 267 से 288 तक क्रमांक  
3781 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
29/08/2019



भाग 1

प्रस्तुतकर्ता अथवा शर्धी द्वारा रखा जाने वाला

उपनिबन्धक संख्या संख्या मासिक/वार्षिक शुल्क 2019-140015333

अवेदन संख्या: 201900739083210

लेख या शर्धीता यह प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या शर्धी का नाम सुरत सिंह भादव

लेख का प्रकार मुकदमा/नामा आन

प्रतिफल की शरारति 0 / 0

1. रजिस्ट्रीकरण शुल्क 500

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या कलाश शुल्क

4. मुकदमा के अधिग्रहण की कल्पना शुल्क

5. कमीशन शुल्क

6. विविध

7. यादविक भत्ता

1 से 6 तक का योग 580

शुल्क प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

दिनांक जब लेख प्रतिलिपि या कलाश

प्रमाण पत्र वापस करने के लिए देखा होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकांश के द्वारा