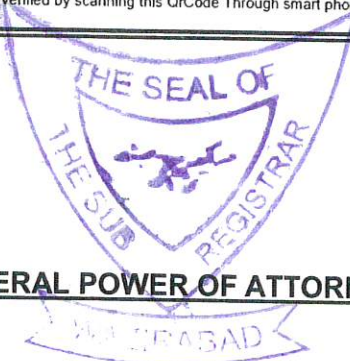


Bond		 Indian-Non Judicial Stamp Haryana Government 		Date : 28/08/2020
Certificate No.	G0282020H2974		Stamp Duty Paid : ₹ 1000	
GRN No.	67017664		(Rs. Thousand Only)	
			Penalty : ₹ 0	
			(Rs. Zero Only)	
Deponent				
Name :	Ireo Pvt Ltd etc			
H.No/Floor :	C4	Sector/Ward :	Landmark : First floor	
City/Village :	Malviya nagar	District :	New delhi	
Phone :	98*****80	State :	Delhi	
				
Purpose : GPA to be submitted at Gurugram or others				
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in				



143
26/10/2020

GENERAL POWER OF ATTORNEY

NAME OF VILLAGE /CITY & CODE	:	ULLAWAS & BEHRAMPUR
TEHSIL /SUB TEHSIL	:	WAZIRABAD, GURUGRAM
STAMP DUTY	:	Rs.1,000/-
STAMP NUMBER & DATE:	:	G0282020H2974/28.08.2020
STAMP GRN	:	67017664
REGISTRATION FEE	:	Rs.103/-
REGISTRATION FEE GRN	:	68.628646

This General Power of Attorney ("GPA") is executed on this 31st day of August, 2020 at Gurugram, Haryana by

Commander Realtors Private Limited (CIN: (CIN: U70101DL2005PTC139529a), a company existing under the Companies Act, 2013 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi-110017 - **Land Owner No.1 and as Lead Company**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

Manjeet Kumar

प्रलेख न:193

दिनांक:26-10-2020

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	वजीराबाद
गांव/शहर	उल्लावास

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : g0282020h2974	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:68628646 पेस्टिंग शुल्क 3 रुपये
Drafted By: N S Chauhan Adv	
Service Charge:200	

यह प्रलेख आज दिनांक 26-10-2020 दिन सोमवार समय 6:03:00 PM बजे श्री/श्रीमती /कुमारी

Commander Realtors Private Limited etcthr Manjeet Kumar OTHER कम्पनी . निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

M. S. Chauhan

हस्ताक्षर प्रस्तुतकर्ता

Commander Realtors Private Limited etc

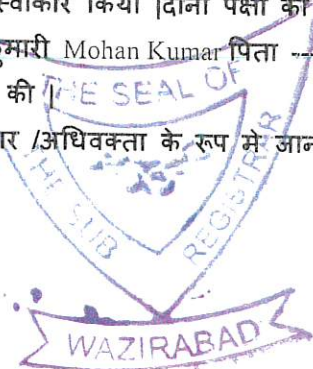
उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Suposhaa Realcon Private Limited thru Gaurav Bansal OTHER कम्पनी . Naman Gupta thru OTHER पुत्र Manoj Gupta हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी N S Chouhan पिता --- निवासी Adv.

Gurugram व श्री/श्रीमती /कुमारी Mohan Kumar पिता ---

निवासी Adv. Gurugram के की ।

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



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

AND

IREO PRIVATE LIMITED (CIN: U70101DL2004PTC125163), a company incorporated under the Companies Act, 1956 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi -110017 – **Land Owner No.2**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

ADSON SOFTWARE PRIVATE LIMITED (CIN: U72200DL2005PTC137099), a company incorporated under the Companies Act, 1956 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi -110017 – **Land Owner No.3**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

ASPIRANT BUILDERS PVT. LTD. (CIN: U45201DL2006PTC145842), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015– **Land Owner No.4**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

AUSPICIOUS INFRASTRUCTURE PVT. LTD.(CIN: U74899DL2005PTC141528), a company incorporated under the Companies Act, 1956 and having its registered office at C-4, 1st Floor, Malviya Nagar, New Delhi -110017 – **Land Owner No. 5**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

BASE EXPORTS PVT. LTD. (CIN: U51909DL2005PTC140363), a company incorporated under the Companies Act, 1956 and having its registered office at 304, Kanchan House, Karampura Commercial Complex, New Delhi-110015 - **Land Owner No. 6**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

Manjeet Kumar



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Manjeet Kumar OTHER Commander Realtors Private Limited
etc _____

प्राधिकृत :- thru Gaurav Bansal OTHER Suposhaa Realcon Private Limited thru
OTHER Naman Gupta _____

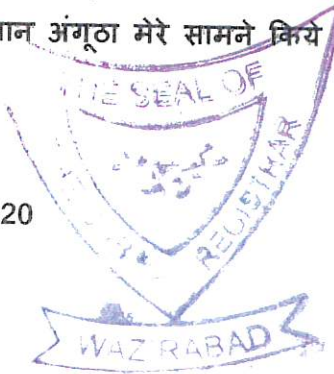
गवाह 1 :- N S Chouhan _____

गवाह 2 :- Mohan Kumar _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 193 आज दिनांक 26-10-2020 को बही नं 4 जिल्द नं 3 के पृष्ठ नं 103.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 63 के पृष्ठ संख्या 86 से 90 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 26-10-2020



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

BTVS BUILDWELL PVT. LTD.. (CIN: U74899DL2006PTC144404), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 7**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

BULLS REALTORS PVT. LTD.. (CIN: U70109DL2006PTC154709), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 8**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

BUZZ HOTELS PVT. LTD. (CIN: U55101DL2004PTC130369), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015- **Land Owner No.9**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

FIVERIVERS BUILDCON PVT. LTD. (CIN: U45200DL2006PTC156373), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015- **Land Owner No.10**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 11th August, 2020.

AND

FIVERIVERS DEVELOPERS PVT. LTD. (CIN: U45200DL2006PTC156504), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015- **Land Owner No.11**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

FIVERIVERS TOWNSHIP PVT. LTD. (CIN: U45200DL2007PTC160345), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015- **Land Owner No.12**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and

Manjeet Kumar

administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

GOLDEN VIEW BUILDERS PVT. LTD. (CIN: U45201DL2005PTC140373), a company incorporated under the Companies Act, 1956 and having its registered office at 304, Kanchan House, Karampura Commercial Complex, New Delhi-110015- **Land Owner No.13**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

HARD CORE REALTORS PVT. LTD.. (CIN: U74899DL2005PTC141526), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 14**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

HIGH ENERGY REALTORS PVT. LTD..(CIN: U70101DL2005PTC139512), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 15**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 11th August, 2020.

AND

HIGH RESPONSIBLE REALTORS PVT. LTD.. (CIN: U70101DL2006PTC148000), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 16**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

AND

HIGH STAR BUILDERS PVT. LTD. (CIN: U70101DL2006PTC14613), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 17**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 11th August, 2020.

AND

Manjeet Kumar

KSS PROPERTIES PVT. LTD. (CIN: U70109DL2006PTC150785), a company incorporated under the Companies Act, 1956 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015— **Land Owner No.18**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 12th August, 2020.

AND

MASSIF CONBUILD PVT. LTD. (CIN: U45400DL2007PTC163017), a company incorporated under the Companies Act, 1956 and having its registered office at 304, Kanchan House, Karampura Commercial Complex, New Delhi-110015— **Land Owner No.19**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 13th August, 2020.

AND

ORNAMENTAL REALTORS PVT. LTD. (CIN: U70101DL2005PTC139514), a company incorporated under the Companies Act, 1956 and having its registered office at atC-4, 1st Floor, Malviya Nagar, New Delhi -110017 - **Land Owner No. 20**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 11th August, 2020.

AND

REGAL GREEN LANDS PVT. LTD. (CIN: U70101DL2005PTC142381), a company incorporated under the Companies Act, 1956 and having its registered office at 304, Kanchan House, Karampura Commercial Complex, New Delhi-110015— **Land Owner No.21**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 11th August, 2020.

AND

Nathi adopt. Makhan, Attar Singh, Rajpal s/o. Medan, Kesar Singh s/o. Bhikah Singh through GPA Holder Commander Realtors Pvt. Ltd., all Residence of Village Ullawas, Tehsil-Wazirabad, Distt. Gurugram, Haryana— **Land Owner No. 22**, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators) acting through its authorized signatory Mr. Manjeet Kumar duly authorized vide its board resolution dated 10th August, 2020.

IN FAVOUR OF:

SUPOSHAA REALCON PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having CIN U70105DL2016PTC298979 and having its registered office at 94, T/F, Triveni Apartment, Jhilmil Colony, ESI Hospital, New Delhi-110095 (PAN No. AAXCS0101L) acting through its authorized signatory Mr. Gaurav Bansal (Aadhar No. 502747498776), duly authorized vide its

Manjeet Kumar

board resolution dated 29th August 2020 and **Mr. Naman Gupta** s/o Mr. Manoj Gupta R/o 704, Om Terrace, New Citylight, China Gate, SVR College, Surat, Gujarat- 395007 (Aadhar No. 963876507790) (hereinafter jointly or severally referred to as "**SRPL**" or "**Attorney**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its assigns successors and liquidators).

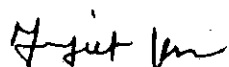
Lead Company, IREO, Land Owner No. 1 to Land Owners No. 22 are hereinafter collectively referred to as the "**Executants**" or "**We**" or "**Us**"

WHEREAS

- A. We, the Executants are collectively the owners of interalia land parcels admeasuring 22.61875 acres at revenue estate of village Ullawas and Behrampur, Sector 61, Gurugram, Haryana, and more particularly described in **Schedule-I** of this GPA ("**Collaboration Land**").
- B. We have entered into a Collaboration Agreement of even date with SRPL and Ireo Private Limited ("**IREO**") under which it has been agreed that the Attorney and IREO with separate and specific roles and responsibilities will develop a plotted colony project under DDJAY ("**Project**") on the Collaboration Land ("**Collaboration Agreement**").

AND WHEREAS it is not possible for the Executants to do various, acts, deeds and things in respect of the Collaboration Land and therefore, we, the Executants above named, in furtherance to the covenants, obligations and terms under the Collaboration Agreement, do hereby, irrevocably nominate, constitute and appoint the Attorney, jointly and severally, acting through its directors / representatives/ employees/itself, to act jointly and severally and be the true and lawfully constituted attorney of the Executants, jointly and severally, and in their name and/ or on their behalf to do, either by itself or through their substitute or substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things in respect of the Collaboration Land/SRPL BUA:

1. to carry out the development of the Project as per the terms of the Collaboration Agreement and to do various acts, deeds, matters and things in respect of the Collaboration Land or the Project including dealing with Haryana Urban Development Authority, Haryana State Electricity Board, Town and Country Planning, Haryana, Haryana Local Bodies, Gurugram Municipal Corporation, Central/State Government offices and/or public or private utilities;
2. To get the Collaboration Land assessed/reassessed for property tax and other applicable taxes, to pay the same and to get the refund thereof if paid in excess, and for that purpose to represent to the concerned authority in this regard and make statements, applications, etc., in respect of the Collaboration Land including challenging the assessments made by the authorities, sign and file any representation, appeal, etc. if so, deemed fit.
3. to apply for and get permission and obtain NOC (if required) from concerned authorities in this regard for the development and construction of the Project over the Collaboration Land and for the purpose to do all acts, deeds and things which may be necessary and incidental for the same.
4. as and when permissible, to sign, execute sale deed, transfer deed, rectification deed, cancellation deed, modification deed or any other



instruments as may be required with respect to SRPL BUA, to receive advance sale consideration, earnest money, full and final sale price, deposit money etc and to present the same for registration before the concerned registering authority and to admit execution thereof.

5. to apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, approval from Ministry of Environment and Forest, PWD, Town and Country Planning Department, IGBC, Airports Authority of India, Chief Fire Officer, Pollution Control Board, intimation of approval, commencement certificate, drainage certificate, occupation certificate, building completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, well/ tube well related approvals, tree cutting, electricity supply, DG set, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations, EWS allotment and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done in respect of the Project for becoming eligible for grant of such approvals, permissions, consents, sanctions, etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds, no objection certificates and documents, submit and file land documents, etc., as may be required for the aforesaid purpose, and take all incidental steps in respect of the same and deposit all charges / statutory fee, etc., at to hire, appoint and authorize consultants etc. in this regard and to represent and act on behalf of Us in all offices of all or any Government Authority, local body and to carry on correspondence and deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;
6. to raise advance, loan from any third party including any co-developer or any Affiliate of the Attorney, bank or a financial institution, inter-alia for the purposes of development at the Collaboration Land, and to mortgage the Collaboration Land and all other accession/ construction (present or future on the same) and all receivable/ revenue (present and future) in respect thereof of the Executant(s) against such advance(s) or loan (s), and to sign and execute any document, agreement, deed, undertaking, declaration etc. on behalf of the Executant(s) with any such bank or financial institution or any person and to do all such acts, deeds and things as may be necessary, incidental or ancillary for creation of any such mortgage/ hypothecation/ charge of any nature whatsoever including to make necessary filings with the registrar of companies in accordance with the terms and conditions of the Collaboration Agreement;
7. to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Collaboration Land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on the Collaboration Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. to brand and market the Project in the name and manner and under the brand and logo as the Attorney may deem fit, including under the brand and logo of

the Attorney or its Affiliates or group companies. To install hoardings, sign boards, neon signs, etc. of SRPL, and / or its holding companies on the Collaboration Land in compliance with Applicable Laws and regulations indicating development thereof, to invite prospective purchasers, lessors, licenses, tenants to buy, lease, license units in the buildings and premises with respect to SRPL BUA to be constructed on the Collaboration Land;

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

My first time

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

17. to construct, deliver and handover possession of roads and other license obligations with respect to the Collaboration Land in accordance with applicable law. To do all such acts, deeds and writings necessary in this regard including interaction with any Government Authority, filing applications / forms and signing all necessary documents for allotment and transfer to the allottees of SRPL BUA and hand over of possession of SRPL BUA;
18. to apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development at the Collaboration Land;
19. to assign / transfer the rights vested in the Attorney in favour of any Affiliate of the Attorney at its sole discretion and sign and execute all documents in this regard on behalf of the Executant as may be required to be executed for such assignment / transfer / grant of the rights vested in the Attorney in favour of the Affiliate of the Attorney;
20. to protect the Collaboration Land in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all Government Authorities for maintaining law and order;
21. To sign, execute and register sale, transfer, conveyance deed or any other document, agreement for transfer, sale or conveyance of SRPL BUA and to present such deed/ document, agreement for registration before the concerned Registrar/ Sub-Registrar and admit the execution thereof;
22. To make necessary statements and to represent the Executants before any and all concerned authorities including the HUDA, MCG or any other local/ State/ Central Government authorities for and in connection with the Collaboration Land to give effect to such sale, transfer or conveyance;
23. To declare the value of the units comprised in the SRPL BUA before the registrar/ sub-Registrar for purposes of registration of the units comprised in the SRPL BUA;
24. to effectively exercise the powers vested hereunder, enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, entrustment or document or other assurances or thing as may from time to time be required by any authority in relation to the development at the Collaboration Land or any part thereof which may in the opinion of the Attorney be necessary or required to be entered into, made sign and seal, execute, deliver and perform for effectuating all or any of the purposes aforesaid and for all or any of the purpose; of these presents;
25. to institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning (excluding such matters and disputes between the Attorney and Us), the development on the Collaboration Land, including matters with customers/ contractors/ suppliers/ consultants/ architects/ engineers/ surveyors etc. and to appear and act in all courts, forums, original

Myself

or appellate, and other Government/RERA authorities and private offices and to sign, verify and present pleadings, complaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the said Attorney shall think expedient and proper to do so;

26. To sign and file undertaking, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intent of this GPA;
27. to do all such acts, deeds and things and to sign, execute and present for registration before the authorities the deed of declaration and all such other documents, undertakings, etc. as may be required for complying with the requirements under the Haryana Apartment Ownership Act, 1983 and the rules therein;
28. In case of acquisition of the Collaboration Land or any part thereof to represent in acquisition proceedings and to receive compensation as per the Collaboration Agreement and give receipts for moneys received and also to oppose the proceedings. To file appropriate objections/ proceedings before the concerned acquisition authorities, court of law, etc. in this regard as may be advised to them from time to time;
29. To delegate any of the powers created hereunder and to appoint any other person(s) as the attorney authorizing him to do all or any of the above acts, deeds and/or things or any other act, deed or thing which in the opinion of the Attorney ought to be done, executed or performed in respect of the Collaboration Land or any matter incidental thereto and to cancel, withdraw and/or revoke the powers conferred upon such attorney.
30. generally to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the units comprised in the SRPL BUA at the Collaboration Land and to exercise all rights vesting in the Attorney;
31. That this General Power of Attorney is irrevocable.

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

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

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

Agut km

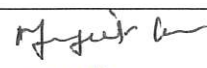
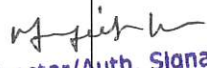

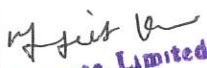


IN WITNESS WHEREOF THE EXECUTANTS HAVE EXECUTED THIS GENERAL POWER OF ATTORNEY AT GURUGRAM ON THIS 31st August 2020, AND IN THE PRESENCE OF THE FOLLOWING WITNESSES.

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

Name of Party	Name of the Authorized Signatory	Signature
Commander Realtors Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Commander Realtors Pvt. Ltd. Authorized Signatory
Ireo Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Ireo Private Limited Authorized Signatory
Adson Software Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Adson Software Pvt. Ltd. Authorized Signatory
Aspirant Builders Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Aspirant Builders Pvt. Ltd. Director/Auth. Signatory
Auspicious Infrastructure Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Auspicious Infrastructure Private Limited Authorized Signatory/Director
Base Exports Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For BASE EXPORTS PVT. LTD. Authorized Signatory/Director
BTVS Buildwell Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Director/Auth. Signatory For Bulls Realtors Pvt. Ltd. Director/Auth. Signatory
Bulls Realtors Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Director/Auth. Signatory For BTVS Buildwell Pvt. Ltd. Director/Auth. Signatory
Buzz Hotels Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For BUZZ HOTELS PVT. LTD. Authorized Signatory
Fiverivers Buildcon Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Fiverivers Buildcon Pvt. Ltd. Director/Auth. Signatory
Fiverivers Developers Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Director/Auth. Signatory For Fiverivers Developers Pvt. Ltd. Authorized Signatory
Fiverivers Township Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Fiverivers Township Pvt. Ltd. Director/Auth. Signatory
Golden View Builders Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Director/Auth. Signatory For Golden View Builders Pvt. Ltd. Director
Hard Core Realtors Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Hard Core Realtors Pvt. Ltd. Director/Auth. Signatory
Hi Energy Realtors Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> For Golden View Builders Pvt. Ltd. Hi Energy Realtors Private Limited Authorized Signatory/Director
High Responsible Realtors Pvt. Ltd.	Manjeet Kumar	<i>Manjeet Kumar</i> Authorized Signatory For High Responsible Realtors Pvt. Ltd. Director

Manjeet Kumar

Director

High Star Builders Pvt. Ltd.	Manjeet Kumar	 Director/Auth. Signatory
KSS Properties Pvt. Ltd.	Manjeet Kumar	 Director/Auth. Signatory
Massif Conbuild Pvt. Ltd.	Manjeet Kumar	 Director/Auth. Signatory
Ornamental Realtors Pvt. Ltd.	Manjeet Kumar	 Authorized Signatory/Director
Regal Green Lands Pvt. Ltd.	Manjeet Kumar	 Director/Auth. Signatory
Nathi adopt. Makhan, Attar Singh, Rajpal s/o. Medan, Kesar Singh s/o. Bhikah Singh through GPA Holder Commander Realtors Pvt. Ltd	Manjeet Kumar	 Authorized Signatory

Authorised Signatory

ACCEPTED BY

1. Signed and delivered for and on behalf of **SUPOSHAA REALCON PRIVATE LIMITED**, duly represented through its authorized representative
For Suposhaa Realcon Private Limited



Director/Auth. Signatory

Name: Mr. Gaurav Bansal

Designation: Director

(duly authorized vide its board resolution dated 29 August 2020)

Adv. N.S. Chouhan
Distt. Court, Gurugram

2.




Mr. Naman Gupta

WITNESSES:

1.


Adv. N.S. Chouhan
Distt. Court, Gurugram

2.


MOHAN KUMAR
Advocate
Distt. Court, Gurugram

SCHEDULE-I

DESCRIPTION OF COLLABORATION LAND

Sr. No	Village	Rect.No.	Kila No.	Total Area		Taken Area	
				K	M	K	M
1	Land owned by Auspicious Infrastructure Pvt. Ltd.						
	Ullawas	10	15/1	1	14	1	3
			16	8	0	8	0
			17	8	18	8	18
			25/1/1/1	2	3	1	14
			25/1/1/1	2	3	0	9
		11	11	6	8	1	5
			12	1	17	0	10
			19	2	4	2	4
			20	7	8	7	8
			Total			28	71
			Acres			3.9438	
2	Land owned by Auspicious Infrastructure Pvt. Ltd. (53/160 Share) Regal Green Lands Pvt. Ltd. (107/160 Share).						
	Ullawas	10	18	8	0	8	0
			Total			8	0
					Acres	1	
3	Land owned by Commander Realtors Pvt. Ltd.						
	Ullawas	9	16	8	0	8	0
		10	11Min	0	1	0	1
			20	7	8	7	8
		11	14	7	10	3	2
			15	8	19	6	1
			16	8	0	8	0
			17	8	0	8	0
			24	8	0	8	0
			25	8	0	8	0
		12	21/1	6	10	6	10
			22/1	4	13	4	13
			Total			66	35
			Acres			8.469	

Regal Green

4	Land owned by Hi-Energy Realtors Pvt. Ltd. (360/483 Share), Commander Realtors Pvt. Ltd. (123/483 Share),						
	Ullawas	11	18	8	2	8	2
			23	8	1	8	1
			Total			16	3
			Acres			2.01875	
5	Land owned by Buzz Hotels Pvt. Ltd.						
	Ullawas	12	19	3	9	3	9
			20	9	5	9	5
			Total			12	14
			Acres			1.5875	
6	Land owned by High Star Builders Pvt. Ltd. (642/975 Share), Auspicious Infrastructure Pvt. Ltd (120/975 Share) & Ornamental Realtors Pvt. Ltd. (213/975 Share).						
	Ullawas	12	11/1	1	8	1	8
			12	9	12	9	12
			Total			10	20
			Acres			1.375	
7	Land owned by Adson Software Pvt. Ltd.						
	Ullawas	12	10	7	4	1	5
			11/2	0	16	0	16
			Total			1	21
			Acres			0.25625	
8	Land owned by Auspicious Infrastructure Pvt. Ltd. (40/140 Share) Regal Green Lands Pvt. Ltd. (100/140 Share).						
	Ullawas	10	19/1	7	0	7	0
			Total			7	0
					Acres	0.875	
9	Land owned by Sh. Nathi adopt. Makhan (101/267 Share), Attar Singh , Rajpal s/o. Medan (102/267 Share), Kesar Singh S/o. Bhikah Singh (64/267 Share)						
	Ullawas	10	12	7	7	1	7
			Total			1	7
					Acres	0.16875	
10	Land owned by Attar Singh S/o. Medan (1/4 Share) Commander Realtors Pvt. Ltd.(3/4 Share)						
	Ullawas	10	13/2	3	10	0	13
			Total			0	13
					Acres	0.08125	

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11	Land owned by Sh. Rajpal S/o. Sh. Medan						
	Ullawas	10	13/1	3	6	0	12
			Total			0	12
					Acres	0.0750	
12	Land owned by Ireo Pvt. Ltd.						
	Ullawas	10	10	7	8	0	3
			11min	6	15	2	2
			Total			2	5
			Acres			0.28125	
13	Land owned by Five Rivers Buildcon Pvt. Ltd.						
	Ullawas	12	23/1/1	0	4	0	4
			Total			0	4
			Acres			0.02500	
14	Land owned by Commander Realtors Pvt. Ltd. (1125/2276), Ireo Pvt. Ltd. (116/2276), Regal Green Lands Pvt. Ltd. (435/2276), High Star Builders Pvt. Ltd. (41/2276 Share), High Responsible Realtors Pvt. Ltd. (388/2276), & Bulls Realtors Pvt. Ltd. (171/2276). Share						
	Ullawas		68/2/1	4	6	1	2
			68/2/4	3	10	3	3
			68/2/8	21	12	11	12
			323/1-3/3	1	14	1	9
			322/2	0	6	0	2
			Total			16	28
					Acres	2.175	
15	Land owned by Hi-Energy Realtors Pvt. Ltd. (168/173 Share), Commander Realtors Pvt. Ltd. (5/173 Share),						
	Behrampur	17	9/2	5	1	2	4
			13/1/1	0	2	0	2
			Total			2	6
			Acres			0.2875	
G. Total						22.61875	Acres

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