

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 06/07/2022

Certificate No. G0F2022G1806



Stamp Duty Paid : ₹ 2000

GRN No. 92214839



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kalash Bati

H.No/Floor: 171

Sector/Ward :

LandMark : X

City/Village : Shikohpur

District : Gurugram

State : Haryana

Phone: 99\*\*\*\*\*98

Others : Others



Buyer / Second Party Detail

Name : Mapsko Builders Pvt Ltd

H No/Floor : 52

Sector/Ward : X

LandMark : North avenue road punjabi bagh west

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 99\*\*\*\*\*98

Purpose : GENERAL POWER OF ATTORNEY

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

**GENERAL POWER OF ATTORNEY**

1. Type of Deed - General Power of Attorney
2. Name of Village - Naurangpur
3. Tehsil & District - Manesar, Gurugram
4. Type of Property - Agricultural Land
5. Stamp Duty - Rs 2,000/-
6. Stamp No./ Date - G0F2022G1806 / 06/07/2022
7. Stamp GRN - 92214839



कलश

Kalash Bati

Prem Devi

Mukesh Kumar

Satish Kumar

Ranveer

Surender Singh

Deshraj

Rajbir Singh

Randhir

Ravinder Kumar

Ved Prakash

Mapsco Builders Pvt. Ltd.

Authorized Signatory

## डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील Manesar  
गांव/शहर नौरांगपुर

## धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये  
स्टाम्प नं : G0F2022G1806 स्टाम्प की राशि 2000 रुपये  
रजिस्ट्रेशन फीस की राशि 100 EChallan:92291975 पेस्टिंग शुल्क 3 रुपये  
रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 08-07-2022 दिन शुक्रवार समय 1:33:00 PM बजे श्री/श्रीमती /कुमारी

KALASH BATI पत्नी LILU RAM YADAV RANVEER YADAV ALIAS RANVEER पुत्र LILU RAM YADAV RANDHIR YADAV ALIAS RANDHIR पुत्र LILU RAM YADAV PREM DEVI ALIAS PREM BATI विधवा RAMESH CHAND SURENDER SINGH पुत्र RAMESH CHAND RAVINDER KUMAR पुत्र RAMESH CHAND MUKESH KUMAR पुत्र RAM KISHAN YADAV DESHRAJ पुत्र RAM KISHAN VED PRKASH पुत्र RAM KISHAN SATISH KUMAR पुत्र SUBHASH CHAND RAJBIR SINGH पुत्र SURESH CHAND निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Mukesh Kumar*  
*Rajbir Singh*

*Vedprakash Desh*  
*Kalash*

उप/संयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता

KALASH BATI RANVEER YADAV ALIAS RANVEER RANDHIR YADAV ALIAS RANDHIR PREM DEVI ALIAS PREM BATI SURENDER SINGH RAVINDER KUMAR MUKESH KUMAR DESHRAJ VED PRKASH SATISH KUMAR RAJBIR SINGH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MAPSKO BUILDERS PVT LTD thru PREM CHAND GUPTA OTHER हाजिर है  
। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI NIWAS पिता --- निवासी ADV  
GGM व श्री/श्रीमती /कुमारी RAJBIR पिता HIRA LAL  
निवासी PUNJABI BAGH DELHI ने की।



This General Power of Attorney is executed on the 09<sup>th</sup> day of June, 2022 at Gurgaon (hereinafter referred to as the "POA")

BY

1. Kalash Bati (Aadhaar No. 926560876173) (PAN: CEHPB8646A) W/o Lilu Ram Yadav R/o 171, Post – Shikohpur, Tehsil – Manesar, Shikohpur (160), Gurgaon, Haryana – 122004.
2. Ranveer also known as Ranveer Yadav (Aadhaar No. 799125022901) (PAN: AHQPY6343M) S/o Lilu Ram Yadav R/o 171, Post – Shikohpur, Tehsil – Manesar, Shikohpur (160), Gurgaon, Haryana – 122004.
3. Randhir also known as Randhir Yadav (Aadhaar No. 241537577193) (PAN: AHHPY4145N) S/o Lilu Ram Yadav R/o 171, Post – Shikohpur, Tehsil – Manesar, Shikohpur (160), Gurgaon, Haryana – 122004.
4. Prem Devi also known as Prem Bati (Aadhaar No. 872642392833) (PAN: BOPPD8970L) Widow Ramesh Chand R/o House No. 504P, Sector 6/1, Malpura (295), Industrial Area Dharuhera, Rewari, Haryana – 123110.
5. Surender Singh (Aadhaar No. 925096164058) (PAN: AFGPY4505D) S/o Ramesh Chand R/o House No. 504P, Sector 6/1, Malpura (295), Rewari, Haryana – 123110.
6. Ravinder Kumar (Aadhaar No. 956731090235) (PAN: APWPK2495L) S/o Ramesh Chand R/o House No. 504P, Sector 6/1, Malpura (295), Industrial Area Dharuhera, Rewari, Haryana – 123110.
7. Mukesh Kumar (Aadhaar No. 647815069053) (PAN: FAEPK2626F) S/o Ram Kishan Yadav R/o House No. 704, Sector 6, Malpura (295), Industrial Area, Dharuhera, Rewari, Haryana – 123110.
8. Deshraj (Aadhaar No. 340020988544) (PAN: BGNPR4748G) S/o Ram Kishan R/o 507, Sector 6, Dharuhera, Rewari, Haryana - 123106.

Kalash Bati

Prem Devi

Mukesh Kumar

Satish Kumar

Ranveer

Surender Singh

Deshraj

Rajbir Singh

Randhir

Ravinder Kumar

Ved Prakash

Mapsiko Builders Pvt Ltd.

Authorised Signatory



पेशकर्ता



प्राधिकृत



गवाह



Register  
satish Kumar

Surender  
Kumar Kumar

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- KALASH BATI RANVEER YADAV ALIAS RANVEER RANDHIR YADAV  
ALIAS RANDHIR PREM DEVI ALIAS PREM BATI SURENDER SINGH RAVINDER  
KUMAR MUKESH KUMAR DESHRAJ VED PRKASH SATISH KUMAR RAJBIR  
SINGH

प्राधिकृत :- thru PREM CHAND GUPTA OTHERMASPO BUILDERS PVT  
LTD

गवाह 1 :- SHRI NIWAS

गवाह 2 :- RAJBIR

प्रमाण पत्र



R.T.I  
Prem Devi

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 62 आज दिनांक 08-07-2022 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 14.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 34 के पृष्ठ संख्या 97 से 99 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 08-07-2022

उप/सयुक्त पंजीयन अधिकारी( Manesar )


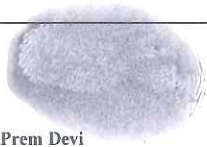
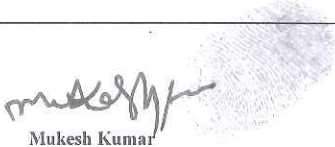




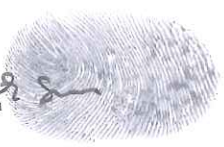






9. Ved Prakash (Aadhaar No. 657624587274) (PAN: EJMPP9952F) S/o Ram Kishan R/o House No. 507, Sector 6, Part 1, Malpura (295), Rewari, Haryana - 123110.
10. Satish Kumar (Aadhaar No. 365119931472) (PAN: DDQPS2573L) S/o Subhash Chand R/o Village – Naurangpur, Navrangpur (157), Sikhopur, Gurgaon, Haryana – 122004
11. Rajbir Singh (Aadhaar No. 354642067832) (PAN: AYXPR9423R) S/o Suresh Chand R/o Village – Naurangpur, Navrangpur (157), Sikhopur, Gurgaon, Haryana – 122004

The term and expression the “Owner no-1”, the “Owner no-2”, the “Owner no-3”, the “Owner no-4”, the “Owner no-5”, the “Owner no-6”, the “Owner no-7”, the “Owner no-8”, the “Owner no-9”, the “Owner no-10”, and the “Owner no-11” (hereinafter collectively referred to as the “**the Executant**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, administrators, nominees and permitted assigns);

**WHEREAS:**

- A. The Executant is the owner of certain agricultural land parcels situated in revenue estate of Village Naurangpur, Tehsil Manesar & District Gurugram, Haryana (hereinafter referred to as “**said Land Parcel**” and as more clearly described in the **Schedule-I** attached to this Agreement).
- B. The Executant has entered into a Collaboration Agreement dated 07-07-2022 (hereinafter referred to as “**Collaboration Agreement**”) with **Mapsko Builders Pvt. Ltd.**, having its registered office at 52, North Avenue Road, Punjabi Bagh West, New Delhi 110026, Corporate Office/ Communication Address- Baani The Address , 6<sup>th</sup> Floor, Golf Course Road, Sector-56, Gurugram, Haryana- 122011 (hereinafter referred to as the “**Developer**”); for granting of the Development Rights of the said Land Parcel along with certain other land parcels owned by certain other land owners in favour of the Developer for the development of the Project (real


 Kalash Bati	 Prem Devi	 Mukesh Kumar	 Satish Kumar
 Ranveer	 Surender Singh	 Desraj	 Rajbir Singh
 Randhir	 Ravinder Kumar	 Ved Prakash	 For Mapsko Builders Pvt. Ltd. Mapsko Builders Pvt Ltd. Authorised Signatory

estate development as defined in the Collaboration Agreement) in terms of the Collaboration Agreement and in compliance thereof, the Executant is executing this POA.

- C. The Parties agree that all capitalized terms used in this POA which are not defined herein shall have the same meaning as ascribed to such terms in the Collaboration Agreement.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT THROUGH THIS IRREVOCABLE AND UNCONDITIONAL POWER OF ATTORNEY, the Executant,** does hereby nominate, constitute and appoint **Mapsco Builders Pvt. Ltd.**, having its registered office at 52, North Avenue Road, Punjabi Bagh West, New Delhi 110026, Corporate Office/ Communication Address- Baani The Address , 6<sup>th</sup> Floor, Golf Course Road, Sector-56, Gurugram, Haryana- 122011 as our duly constituted true and lawful general attorney ('**said Attorney**') and we do hereby empower the said Attorney to do the following acts, deeds and things in the name and on behalf of the Executant including in respect of construction and development of the Project, that is to say:

1. Limited to enter upon said Land Parcel either alone or along with others, with free and unhindered, unrestricted and unobstructed rights and liberty of way and passage and ingress and egress, or authorize others to enter upon said Land Parcel, to survey the same, prepare layout, construction and service plans, detailed drawings, etc. and carry out the work of construction and development of Project as per Applicable Laws;
2. Limited to implementing and developing the Projects under Deen Dayal Jan Awas Yojna Scheme or any other Scheme on the said land;
3. Limited to represent and act on behalf of the Executant in the office of Director Town and County Planning (DGTCP) Department of Haryana, Haryana Urban Development Authority (HUDA), Haryana Real Estate Regulatory Authority (RERA-Gurugram) (Hereinafter referred to as "**Regulatory Authorities**") for preparing, filing, pursuing and obtaining any and all Approvals in respect to the development of the Project or any matter incidental thereto;



कलश


Kalash Bati



Prem Devi



Mukesh Kumar



Satish Kumar



Ranveer



Surender Singh




Deshraj



Rajbir Singh



Randhir



Ravinder Kumar

Ved Prakash

For Mapsco Builders Pvt. Ltd.

Mapsco Builders Pvt. Ltd.

Ved Prakash



4. Limited to plan, conceptualize and design the layout of the said Project, decide the components to be developed on the said Project including the extent of development of plots/units/areas and other developments, common areas and community facilities, parking spaces etc. only after obtaining prior written consent of the proposed plans from the Executant;
5. Limited to prepare, submit, present and pursue applications, zoning plan, layout plans, building plans, services plan and other drawings and designs in respect of the Project/ said Land Parcel before the concerned Regulatory Authorities only after obtaining prior written consent of the proposed plans from the Executant ;
6. Limited to manage, control and supervise and do all necessary acts, deeds and things for construction, development and completion of the Project, to apply for and obtain the permits and quotas of the building material only after obtaining prior written consent of the proposed plans from the Executant;
7. Limited to appoint contractors, sub-contractors, architects, engineers, experts, consultants, accountants, surveyors, labourers, carpenters, electricians, and other service providers, independent personnel(s)/person(s) (skilled and unskilled) as may be required for construction, development and completion of the Project and to enter into arrangements, understandings, agreements etc. and to pay remuneration, wages, fees etc. to such personnel engaged/ appointed for construction, development and completion of the Project only after obtaining prior written consent of the proposed plans from the Executant;
8. Limited to apply for and obtain any license, renewals of license, Approvals, sanctions, consents and registrations and to apply for and obtain transfer of any Approvals, sanctions, consents and registrations for transfer of Plots/Developed saleable area on the said Land in favor of transferees along with proportionate undivided interest in the said Land, and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned local authority, including without

Kalash Bati

Prem Devi

Mukesh Kumar

Satish Kumar

Ranveer

Surender Singh

Deshraj

Rajbir Singh

Randhir

Ravinder Kumar

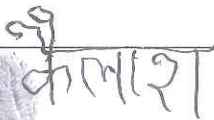
Ved Prakash

Mapsco Builders Pvt. Ltd.

Authorised Signatory

limitation, jal board, electricity board, pollution control board and other statutory authorities under Applicable Laws;

9. Limited to sign any contracts, appointment letter, representation, making application and obtaining any forms, sewage connection, completion certificate/ part completion certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and condition as said Attorney lawfully deems fit and proper only after obtaining prior written consent of the proposed plans from the Executant. But excluding the rights to furnish any indemnities or guarantees on behalf of the executant;
10. Limited to raise loans and/or other financial assistance by mortgaging/offering the FAR or the said Land equivalent to second Party's Share as security to such banks/financial institutions/non-banking financial companies/ any Person and register the mortgage deed / charge or any other deed or document for creation of any charge or mortgage or encumbrances on the attorney land with concerned Governmental/ semi-Governmental authority or any department thereof;
11. Limited to advertise, launch, market the built up units, put sign boards, hoardings on the exterior of the buildings, sell units/built up space/ other areas in the Project, in such manner as may be deemed fit and proper by the Developer in its sole and exclusive discretion;
12. Limited to apply for and receive NOC, execute Sale Deed in favour of the Developer or its nominee, present the same for registration, appear before concerned sub-registrar and admit execution of the Sale Deed with respect to said Land;
13. Limited to execute plot/unit buyers agreements, sale/conveyance deeds, memorandum of understanding, agreements to lease, lease deeds, leave and license agreements, power of attorneys and/or all such relevant agreements/documents, term-sheets with respect to the Project in favour of prospective buyers/lessees for transfer of the buildings/units thereof together with proportionate undivided interest in the said Land along with all easement rights

  
Kalash Bati

  
Prem Devi

  
Mukesh Kumar

  
Satish Kumar

  
Ranveer

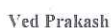
  
Surender Singh

  
Deshraj

  
Rajbir Singh

  
Randhir

  
Ravinder Kumar


  
Ved Prakash

  
For Mapsko Builders Pvt. Ltd.  
Mapsko Builders Pvt Ltd.  
Authorised Signatory



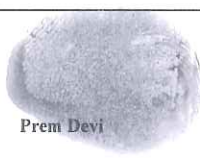
over the said Land and other relevant appurtenant and rights and intents on behalf of the Executants;

14. Limited to deposit security or bonds and other deposit made with the Regulatory Authorities in the name of Executant or in its name and to give receipt thereof;
15. Generally to do all such acts, deeds and things done or caused to be done as may be necessary or expedient in connection with the Project, (including for exercising rights, entitlement and/ or fulfilling obligations under the terms of said Collaboration Agreement) by the said Attorney and/ or by any of their delegate or delegates for the management, transfer, control and supervision of the affairs of Project, even if they are not specifically mentioned hereinabove, as effectively as the Executant would have done if present personally to do so;
16. The Executant, hereby declares that this General Power of Attorney is given in favour of the said Attorney and the powers conferred herein upon such attorney can be exercised by any of its authorized representative(s) duly authorized under a resolution passed in its meeting.
17. This Irrevocable General Power of Attorney is granted for consideration, the receipt and sufficiency of which the Executant hereby acknowledges and as such shall be irrevocable and to this intent and purpose shall be governed by the provisions of Section 202 of the Indian Contract Act, 1872.



का लश

Kalash Bati



Prem Devi

Prem Devi



Mukesh Kumar

Mukesh Kumar



Satish Kumar

Satish Kumar



Ranveer

Ranveer



Surender Singh

Surender Singh



Deshraj

Deshraj



Rajbir Singh

Rajbir Singh



Randhir

Randhir



Ravinder Kumar

Ravinder Kumar



Ved Prakash

Ved Prakash



For Mapsko Builders Pvt. Ltd.  
Mapsko Builders Pvt Ltd.  
Authorised Signatory

IN WITNESS WHEREOF, the Executant has signed this Power of Attorney on this 07<sup>th</sup> day of July, 2022.

Executed by

Kalash Bati	Ranveer Kumar
Ranveer also known as Ranveer Yadav	Mukesh Kumar
Randhir also known as Randhir Yadav	Deshraj
Prem Devi also known as Prem Bati	Ved Prakash
Surender Singh	Satish Kumar
Rajbir Singh S/o Suresh Chand	

Agreed and accepted For MAPSKO BUILDERS PRIVATE LIMITED

(Authorized Signatory)

WITNESSES:

1.

SHRI NIVAS (Advocate)  
Distt. Court Gurugram  
Reg. No. P/1143/2008

2.

Rajbir Singh



Schedule I

**Details of said Land Parcel**

First party is the owner in possession as per their share in Khewat no-584 khata no-599 Rect no-30// Killa no-16/3 (0-18), 17/3 (2-1), 24(8-0), 25/1(3-12), Rect no-38// Killa no- 4(8-0) Total admeasuring 22 Kanal- 11 Marla vide Jamabandi year 2019-20 village Naurangpur, Tehsil Manesar, District Gurugram.

कलश

Kalash Bati

Prem Devi

मकुश

Mukesh Kumar

सतिश

Satish Kumar

रव

Ranveer

सुरेंद्र

Surender Singh

देशराज

Deshraj

राजबिर

Rajbir Singh

रंधीर

Randhir

रविश

Ravinder Kumar

Ved Prakash

For Mapsko Builders Pvt. Ltd.

Mapsko Builders Pvt. Ltd. Authorized Signatory