

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 06/07/2022

Certificate No. G0F2022G2566

GRN No. 92215635



Stamp Duty Paid : ₹ 2000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kalash Bati

H.No/Floor : 171

Sector/Ward : X

LandMark : X

City/Village : Shikohpur

District : Gurugram

State : Haryana

Phone: 99*****98

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 : SPECIAL 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>

SPECIAL POWER OF ATTORNEY

1. Type of Deed - Special 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 - G0F2022G2566 / 06-07-2022
7. Stamp GRN - 92215635

Kalash Bati

Prem Devi

Mukesh Kumar

Satish Kumar

Ranveer

Surender Singh

Deshraj

Rajbir Singh

Randhir

Ravinder Kumar

Ved Prakash

Mapsko Builders Pvt Ltd.

Authorised Signatory

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0F2022G2566 स्टाम्प की राशि 2000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:92292108 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 08-07-2022 दिन शुक्रवार समय 1:31:00 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 PRAKASH पुत्र RAM KISHAN SATISH KUMAR पुत्र SUBHASH CHAND RAJBIR SINGH पुत्र SURESH CHAND निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

महेश्वर
VED PRAKASH

Ranjit Kumar
Suresh

हस्ताक्षर प्रस्तुतकर्ता

Satish
Rajbir

Ranjit
Prem Devi

उप/संयुक्त पंजीयन अधिकारी (Manesar)



KALASH BATI RANVEER YADAV ALIAS RANVEER RANDHIR YADAV ALIAS RANDHIR PREM DEVI ALIAS PREM BATI SURENDER SINGH RAVINDER KUMAR MUKESH KUMAR DESHRAJ VED PRAKASH 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 Special Power of Attorney is executed on the 08th day of July, 2022 at Manesar (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

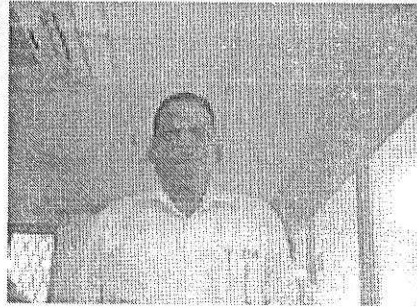
Ravinder Kumar

Ved Prakash

Mapsco Builders Pvt. Ltd.



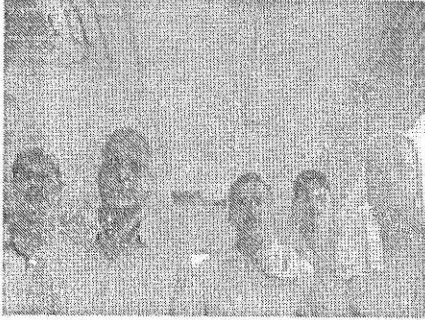
पेशकर्ता



प्राधिकृत



गवाह



Refbir Singh

[Signature]
Ranjbir Singh

उप/संयुक्त पंजीयन अधिकारी

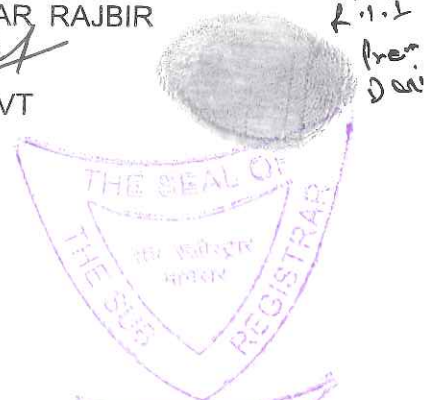
पेशकर्ता :- KALASH BATI RANVEER YADAV ALIAS RANVEER RANDHIR YADAV
ALIAS RANDHIR PREM DEVI ALIAS PREM BATI SURENDER SINGH RAVINDER
KUMAR MUKESH KUMAR DESHRAJ VED PRAKASH SATISH KUMAR RAJBIR
SINGH *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

प्राधिकृत :- thru PREM CHAND GUPTA OTHERMAPSKO BUILDERS PVT
LTD *[Signature]*

गवाह 1 :- SHRI NIWAS *[Signature]*

गवाह 2 :- RAJBIR *[Signature]*

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 61 आज दिनांक 08-07-2022 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 14.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 34 के पृष्ठ संख्या 94 से 96 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/संयुक्त 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);

SEND GREETINGS:

- A. The Executant is the owner of certain agricultural land parcels located in Village Naurangpur, Sector 78-79, 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 office at 52, North Avenue Road, Punjabi Bagh West, New Delhi 110026 and having Corporate and communication office at- BAANI The Address, 6th Floor, Golf Course Road, Gurugram, Haryana (hereinafter referred to as the “**Developer**”); for granting of the Development Rights of the said Land Parcel along

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Ranveer

Suvender Singh

Deshraj

Rajbir Singh

Randhir

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Mapsko Builders Pvt Ltd.

Authorised Signatory

with certain other land parcels owned by certain other land owners in favour of the Developer for the development of the Project (real 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 WE THE EXECUTANT, do hereby constitute, appoint, authorize and nominate **Mapsko Builders Pvt. Ltd.**, having its office at 52, North Avenue Road, Punjabi Bagh West, New Delhi 110026 and having Corporate and communication office at- BAANI The Address, 6th Floor, Golf Course Road, Gurugram, Haryana, as our true and lawful attorney ('said Attorney') and we do hereby empower our said Attorney to do the following acts, deeds and things in the name and on behalf of the Executant;

1. 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;
2. 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,



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

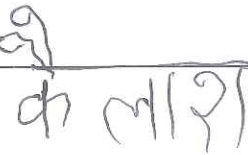
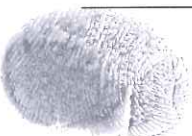
parking spaces etc. only after obtaining prior written consent of the proposed plans from the Executant.

3. 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.

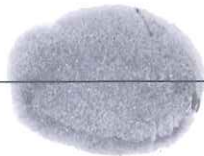
This Special Power of Attorney is irrevocable in nature and shall remain binding on all representatives, executors and administrators of the Executant.

We, hereby declare that since this Special Power of Attorney is given in favour of the said Attorney and accordingly, the powers conferred herein upon such attorney can be exercised by its authorized representative(s) duly authorized under a resolution passed in its meeting.

AND THE EXECUTANT DOES HEREBY AND HEREUNDER state that all acts, deeds or things done, performed, executed by the Attorney or agents appointed by the said Attorney pursuant to these presents, shall be binding on the Executant as if each such acts, deed or things has been done by the Executant when personally present and the Executant does hereby and hereunder agree to rectify all acts, deeds or things done by the Attorney.



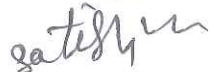

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Satish Kumar



Ranveer



Surinder Singh



Deshraj



Rajbir Singh



Randhir



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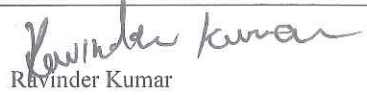










Mapsko Builders Pvt. Ltd.

Authorised Signatory

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

Executed by

| | |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Kalash Bati |  Ravinder 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 | |

For Mapsko Builders Pvt. Ltd.

Agreed and accepted For MAPSKO BUILDERS PRIVATE LIMITED


Authorised Signatory

(Authorized Signatory)

WITNESSES:

1.

2.


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



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.

9
21/11/21

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Mapsko Builders Pvt Ltd.
Authorised Signatory