

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 18/01/2023

Certificate No. GOR2023A1844



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

GRN No. 98413387



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mtl Real estate Pvt ltd

H.No/Floor : Rzd17c

Sector/Ward : 0

LandMark : Mahavir vihar

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****55

Others : Auth ashok kumar



Buyer / Second Party Detail

Name : St Patricks Realty pvt ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : The median central park resorts

City/Village : Sohna road

District : Gurugram

State : Haryana

Phone : 98*****55

Purpose : General Power Of Attorney

161
18.01.2023

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>

This General Power of Attorney ("GPA") is executed on this 18/1 day of January, 2023 at Sohna, Gurugram, Haryana

BY

MLT Real Estate Pvt. Ltd. (CIN No. U70109DL2017PTC313056, PAN No. AAKCM9065G), a company registered under the Companies Act, 2013 having its office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Ashok Kumar (Aadhar No. 9203 3931 9310) who has been duly authorized in this regard vide board resolution dated 16.01.2023 (hereinafter referred to as "Executant/Land Owner") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);

IN FAVOUR OF

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



For St. Patricks Realty Pvt. Ltd.



Authorized Signatory



प्रलेख न:161

दिनांक:18-01-2023

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 10 रुपये
स्टाम्प नं : G0R2023A1844
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:98414711
पेस्टिंग शुल्क 3 रुपये


Drafted By: MAHESH PAL ADV

Service Charge:200

यह प्रलेख आज दिनांक 18-01-2023 दिन बुधवार समय 4:01:00 PM बजे श्री/श्रीमती /कुमारी
MLT Real Estate Pvt Ltd thru Ashok Kumar OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
MLT Real Estate Pvt Ltd





उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registr
Sohna

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ST Patricks Realty Pvt Ltd thru Sonu Kumar OTHER हाजिर है। प्रतुत प्रलेख के
तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI CHAND NUMBERDAR पिता ---
निवासी ALIPUR व श्री/श्रीमती /कुमारी SUBHASH पिता ---
निवासी RAHAKA ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 18-01-2023


उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registr
Sohna



resolution dated 29.12.2022 as lawful attorney(s) (hereinafter referred to as "**Attorney**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);

WHEREAS the Executant is owner in possession of land area bearing Khewat No. 226, Khata No. 228, Rect. No. 29, Killa No. 9/2/1(3-16) salam share, Khewat No. 120, Khata No. 121, Rect. No. 28, Killa No. 6/1(4-0) salam share, total kitte in both khewats 2, total area of both khewats measuring **7 Kanal 16 Marla or 0.975 acre** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutation and farad badar, (hereinafter referred to as "**Said Land**").

AND WHEREAS the Land Owner have executed, and registered Collaboration Agreement dated bearing vasika No. 10791 dated 18.01.2023 before office of the sub-registrar Sohna ("**Collaboration Agreement**") for above Said Land for valuable sale consideration as stipulated in Collaboration Agreement for the Said Land and have handed over physical, vacant and peaceful possession alongwith all development rights of the Said Land in terms of the aforesaid Collaboration Agreement in favour of **M/s St. Patricks Realty Private Limited** for its development, construction of plotted residential colony, group housing colony, commercial colony, IT/ITES Colony as the Attorney may deems fit and all other conformity usages in accordance with Haryana Development and Regulation of Urban Areas Act and Rules Framed thereunder and all applicable Circulars, Memos of Director General, Town & Country Planning, Department of Town & Country Planning, Haryana (hereinafter collectively referred to as "**Project**").

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

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



Reg. No.

Reg. Year

Book No.

161

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह

(Signature)



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Ashok Kumar OTHER MLT Real Estate Pvt Ltd

प्राधिकृत :- thru Sonu Kumar OTHER ST Patricks Realty Pvt Ltd

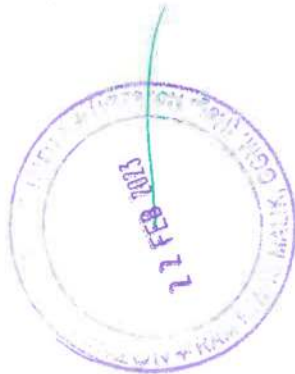
गवाह 1 :- SHRI GHAND NUMBERDAR

गवाह 2 :- SUBHASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 161 आज दिनांक 18-01-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 43.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1752 के पृष्ठ संख्या 48 से 51 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 18-01-2023



उप/सयुक्त पंजीयन अधिकारी (सोहना)

(Signature)

Sub Registrar
Sohna

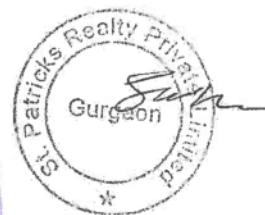
constructed area, units, plots, house, floors, villas, flats, apartments, shops, office spaces, commercial spaces, schools, club, community center etc. on the said Land/part of said Land (hereinafter referred to as "Units") namely:

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



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

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



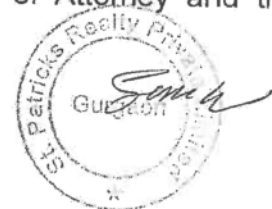
connection with the Said Land. The Attorney may get any scheme including but not limited to Town Planning Scheme passed/ implemented on the Said Land.

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



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


Ashu



1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very important document, as it contains the President's views on the state of the Union and the progress of the war.

2. The second part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It contains a detailed account of the military operations of the Army during the year 1861.

3. The third part of the document is a report from the Secretary of the Navy Department, dated January 10, 1862. It contains a detailed account of the naval operations of the Navy during the year 1861.

4. The fourth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

5. The fifth part of the document is a report from the Secretary of the Department of the Treasury, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

6. The sixth part of the document is a report from the Secretary of the Department of the State, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

7. The seventh part of the document is a report from the Secretary of the Department of the War, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

8. The eighth part of the document is a report from the Secretary of the Department of the Navy, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

9. The ninth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

Collaboration Agreement. This General Power of Attorney is for valuable sale consideration, irrevocable and governed in accordance with Section 202 of Contract Act.

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

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

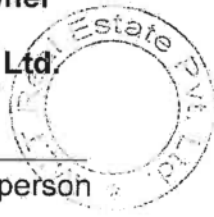
IN WITNESS WHEREOF, the Executant/Land Owner and the Attorney have signed this General Power of Attorney on the day month and year first above written at Sohna, Gurugram (Haryana) :

Drafted by. [Signature]

Executant / Land Owner

MLT Real Estate Pvt. Ltd.

[Signature]
through its authorized person
Mr. _____



Attorney

St. Patricks Realty Pvt. Ltd.

[Signature]
through its authorized person
Mr. _____



Witnesses:

1.

[Signature]

श्री बट नन्दरदा
का बलीपु 18 सील रकम
नेला गुडन

2.

[Signature]
Subhash Chandel & Dharampuri
R/o Vill. Rahaba Teh. Sohna



Confirmed & Attested to be True Copy of the Original

**R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)**

DDO Code: 0362 **E - CHALLAN** Candidate Copy
Government of Haryana

Valid Upto: 02-11-2022 (Cash)
27-10-2022 (Chq./DD)

GRN No.: 0095733768 Date: 26 Oct 2022 09:57:10

Office Name: 0362-TEHSILDAR SOHNA
Treasury: Sohna
Period: (2022-23) One Time

Head of Account	Amount ₹
0030-03-104-97-51 Pasting Fees	3
0030-03-104-99-51 Fees for Registration	100
PD AcNo 0	
Deduction Amount: ₹	0
Total/Net Amount: ₹	103
₹ One Hundred and Three Rupees	

Tenderer's Detail

GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-
PAN No:

Tenderer's Name: Sub Registrar Sohna
Address: Sohna - 122103
Particulars: Registratration fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 16122837920
Payment Date: 26/10/2022

Bank: Punjab National Bank Aggregator
Status: Account Prepared

DDO Code: 0362 **E - CHALLAN** AG/ Dept Copy
Government of Haryana

Valid Upto: 02-11-2022 (Cash)
27-10-2022 (Chq./DD)

GRN No.: 0095733768 Date: 26 Oct 2022 09:57:10

Office Name: 0362-TEHSILDAR SOHNA
Treasury: Sohna
Period: (2022-23) One Time

Head of Account	Amount ₹
0030-03-104-97-51 Pasting Fees	3
0030-03-104-99-51 Fees for Registration	100
PD AcNo 0	
Deduction Amount: ₹	0
Total/Net Amount: ₹	103
₹ One Hundred and Three only	

Tenderer's Detail

GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-
PAN No:

Tenderer's Name: Sub Registrar Sohna
Address: Sohna - 122103
Particulars: Registratration fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 16122837920
Payment Date: 26/10/2022

Bank: Punjab National Bank Aggregator
Status: Account Prepared



Verified & Attested to be True Copy
of the Original
R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/11/2022

Certificate No. GFC2022K64

GRN No. 96006676



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Mlt propmart Pvt ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village : Mahavir viha

District : Delhi

State : Delhi

Phone : 97*****33

Buyer / Second Party Detail

Name : St patricks Realty Pvt ltd

H.No/Floor : 0

Sector/Ward : 48

LandMark : 0

City/Village : Sohna road

District : Gurgaon

State : Haryana

Phone : 97*****33

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://eashry.nic.in>

100
04.11.2022

GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is executed on this 4th day of November, 2022 at Sohna, Gurugram, Haryana

BY

MLT Propmart Pvt. Ltd. (CIN No. U70100DL2017PTC313012, PAN No. AAKCM9066F), a company registered under the Companies Act, 2013 having its office at RZ-D-17-C, Mahavir Vihar, New Delhi-110045, through its Authorized Representative Mr. Ashok Kumar (Aadhar No.- 9203 3931 9310) who has been duly authorized in this regard vide board resolution dated 3/11/22 (hereinafter referred to as "Executant/Land Owner") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, administrators and permitted assigns);



For St. Patricks Realty Pvt. Ltd.

[Signature]
Authorised Signatory

प्रलेख न:100

दिनांक:04-11-2022

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GFC2022K64
स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये
EChallan:95733768
पेस्टिंग शुल्क 3 रुपये

Drafted By: MAHESH PAL ADV..

Service Charge:200

यह प्रलेख आज दिनांक 04-11-2022 दिन शुक्रवार समय 5:17:00 PM बजे श्री/श्रीमती /कुमारी
MLT PROP MART PVT LTD thru ASHOK KUMAR OTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar
Sohna

हस्ताक्षर प्रस्तुतकर्ता
MLT PROP MART PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ST PATRICKS REALTY PVT LTD thru VISHAVAJEET DHANKHAR OTHER
हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI CHAND NUMBERDAR पिता ---
निवासी ALIPUR व श्री/श्रीमती /कुमारी NARESH KUMAR पिता ---
निवासी MANDAWAR ने की ।

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

दिनांक 04-11-2022

उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar
Sohna



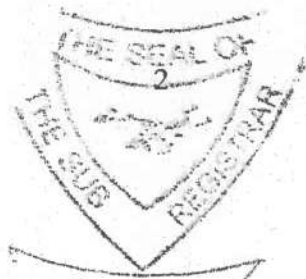
IN FAVOUR OF

St. Patricks Realty Private Limited, (CIN No. U45200HR2008PTC037964, PAN No. AAMCS1877J), a Company incorporated under the Companies Act, 1956 having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018, through its Authorized Representative Mr. Vishavajeet Dhankhar (Aadhar No.-6756 2149 1460) who has been duly authorized in this regard vide board resolution dated 3/11/22 as lawful attorney(s) (hereinafter referred to as "**Attorney**");

WHEREAS the Executant company is owner in possession of land area bearing Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15) and Khewat No. 343, Khata No. 347, Rect. No. 29 Killa No. 12/1(7-12) total area in both khewat 24 Kanal 16 Marla to the extent of 1/6 share i.e. 4 Kanal 2 Marla 7 Sarsai or 0.51667 acre situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana, as per Jamabandi for the year 2019-2020 and relevant sanctioned mutation and farad badar (hereinafter referred to as "**Said Land**").

AND WHEREAS the Land Owner have executed, and registered Collaboration Agreement dated bearing vasika No 8139 dated 11/11/22 before office of the sub-registrar Sohna ("**Collaboration Agreement**") for above Said Land for valuable sale consideration as stipulated in Collaboration Agreement for the Said Land and have handed over physical, vacant and peaceful possession alongwith all development rights of the Said Land in terms of the aforesaid Collaboration Agreement in favour of **M/s St. Patricks Realty Private Limited** for its development, construction of plotted residential colony, group housing colony, commercial colony, IT/ITES Colony as the Attorney may deems fit and all other conformity usages in accordance with Haryana Development and Regulation of Urban Areas Act and Rules Framed thereunder and all applicable Circulars, Memos of Director General, Town & Country Planning, Department of Town & Country Planning, Haryana (hereinafter collectively referred to as "**Project**").

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



Reg. No.

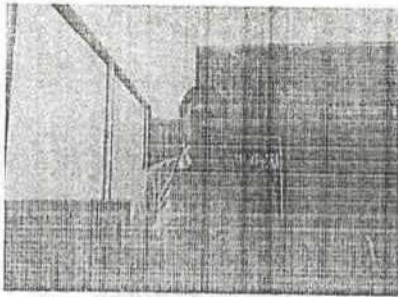
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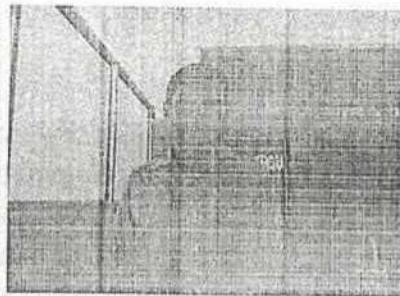
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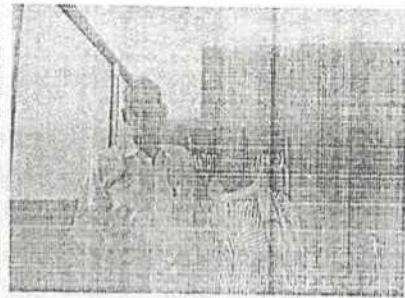
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पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru ASHOK KUMAROTHER MLT PROMART PVT LTD

प्राधिकृत :- thru VISHAVAJEET DHANKHAROTHERST PATRICKS REALTI PVT LTD

गवाह 1 :- SHRI CHAND NUMBERDAR

गवाह 2 :- NARESH KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 100 आज दिनांक 04-11-2022 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 28 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1750 के पृष्ठ संख्या 29 से 30 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 04-11-2022



उप/संयुक्त पंजीयन अधिकारी (सोहना)

Sub Registrar
Sohna

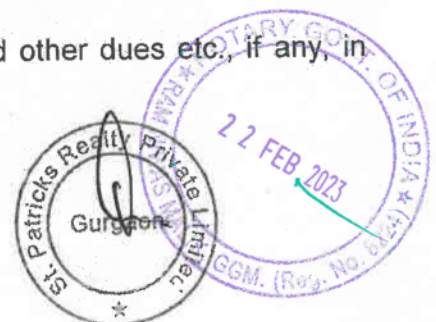
thereto and sell/transfer/dispose of the developed area and/or built up area on the Said Land in any manner as it may deem fit and proper.

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

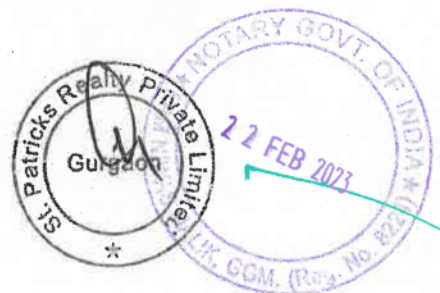
1. To represent the Land Owner before any office / authority of the State / Central Government or Local Body, Director General, Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA)/ Haryana Sahari Vikas Prabhakaran (HSVP), or any other authority / office of the Government of Haryana, Municipal Council/Local Body, quasi-judicial body, courts, etc. which may be connected and/or concerned with the said Land and/or Units in any manner whatsoever and to make statement, sign and file all applications, affidavits, undertakings etc. for and on our behalf and in our names in respect of the Said Land and/or Units or any matter incidental thereto including the partition of the said Land, measurement of the said Land etc.
2. To apply for and get the permission for change of land use (CLU)/licence/sanction/approvals /permissions for conversion of the Said Land from agricultural use to all conformity non-agricultural usages such as plotted residential colony, group housing colony, commercial colony , IT/ITES Colony etc. and all other suitable use, as per draft/Final urban master plan and as per Haryana Development & Regulation of Urban Areas Act & Rules framed thereunder, all applicable Memos, circulars, Notification of Directorate of Town & Country Planning, Government of Haryana and to get the layout plans/zoning plan, building plans, sanctioned or revised or changed from the concerned authority (ies)/competent authorities such as DGTCP, MCG, GMDA, DHVBN , HSVP, HUDA for carrying out development on Said Land or for carrying out any construction and for that purpose to deposit the requisite fee, execute the required affidavits, undertakings and declarations etc. and to apply/receive the plans duly sanctioned and for that purpose to deposit the requisite fees to obtain sanction / permission for additional FAR, connection of power, water and sewer in the Project/Said Land and the building constructed thereon including commercial connections.



3. To enter into booking application, agreement for sale with buyers and thereafter to allot, transfer, alienate, sell, convey/transfer any units, plots, apartments, commercial retail space / shops/ built up units with or without the proportionate land, receive sale consideration, give receipts and handover possession of the any units, plots, apartments, commercial retail space / shops/ built up units to the buyer of the Units.
4. To sign, present, admit and convey all Conveyance Deed/ Sale Deed, Agreement for Sale, Confirmation Deed, Correction Deed, Lease Deed, Licence Agreement, Cancellation Deed and any other deed or document for Said Land/part of the Said Land/developed plots/Apartments / Shops/Retail/Commercial Units etc. and/or present these Deeds and Agreements for Registration before Registrar/Sub-Registrar or any other Competent Authority and to grant the Receipts, to sign documents, applications, letters, affidavits etc., to pay stamp duty and registration charges to do each and everything in connection with the Registration of the above said Conveyance Deed/ Sale Deed or any other Deed or Agreement including Deed of Declaration under Haryana Apartment Owners Act, 1983 or give effect to these deeds with respect to the said Plots /Apartments / Shops / Retail Space /Commercial Units or said Land on behalf of it and to get to appear before any other statutory authorities, municipal corporation etc. as may be required for development of Said Land or to convey/transfer the Units developed on said Land.
5. To engage any architect/company of architects/surveyors/ engineers/contractor / sub-contractors/labour etc. for carrying out the development/construction work over the Said Land according to the plans sanctioned by the competent authority in this regard, and as per the provisions applicable to the Said Land and to manage, control and supervise the affairs of the aforesaid construction on the said Land.
6. To apply for and get the authorized quotas of building material for carrying out any construction / development / addition / alterations in the Said Land and for that purpose to do all acts, deeds and things which may be necessary for the same.
7. To apply for and get the completion certificate/part completion/occupation certificate/ part occupation certificate under its own signatures from the concerned authorities in respect of the construction /development/ additions/ alterations, which may be done on the Said Land.
8. To pay the lease money, ground rent, property tax and other dues etc., if any, in respect of the Said Land and get the receipts thereof.



9. To get the said Land/Project assessed / reassessed for house-tax, property tax, to pay the same and to get the refund thereof if paid in excess, and for that purpose to represent before the concerned authority in this regard and make statements, application etc. with regard to the Said Land/Project including challenging the assessment made by the authorities, sign and file any appeal etc., if so deemed fit by our Attorney and to get refund of any fees paid to any office / authority of the Government of Haryana or the Central Government. Our Attorney shall be fully entitled to deal with all offices, departments and authorities including Municipal Committee/Council, DC/ Collector, Commissioner, Director or any other official in connection with the Said Land. The Attorney may get any scheme including but not limited to Town Planning Scheme passed/ implemented on the Said Land.
10. To pursue, file, defend any suit/appeal/revision/review/ application/complaint/petition in any court of law and to send/receive notices in any matter in connection with or arising out of the said Land and/or the building, if any, constructed thereon, Units and/or land beneath the same or any matter incidental thereto and for this purpose to appoint any advocate, attorney etc. and to make statements, sign and file applications, plaint, complaints, petitions, appeal, revision, reviews, replies, rejoinders, evidences affidavits, undertakings etc. on solemn affirmation or otherwise, to depose as a witness in the Court of Law or before any of the Authority or Tribunal or Civil Court, Tehsildar's Office, SDM's Court, Land Acquisition Collector / Officer of the Government of Haryana, any High Court, Appellate Authority, appropriate authority up to the highest court of the land i.e. Supreme Court of India and to arrive at any compromise/settlement in any pending matter, to withdraw any suit or proceedings/settlement in any pending matter, to withdraw any suit or proceedings against the Government of Haryana, Union of India, or any individual and to do all acts, deeds and things required for partition of the said Land and rectification of any entries in the land revenue records. The Attorney has full power to enter into any settlement with any party with whom it has dispute with respect of the Said Land/Project or building constructed over it. The Attorney shall be entitled to get matter referred to arbitration and to appear in arbitration proceedings.
11. To contribute the Said Land and/or Units in partnership pool, to dissolve the partnership and do all acts, deeds and things he deems appropriate for dissolution of partnership and even to accept money in lieu of Said Land/Units at the time of dissolution of partnership.



12. To obtain required No Objection Certificates, approvals, permissions from Town & Country Planning Department, HUDA, Municipal Corporation, Environment/Pollution Control Board or any other government or quasi government department with respect to the Said Land for development/construction of Project, Units .
13. To enter into any joint development agreement/ joint venture/ partnership with any third party; to pay all taxes, assessment charges, deductions, expenses and all other payments and outgoings whatsoever due and payable to the authorities concerned and to do generally all other acts, deeds and things as are necessary or required to be done for the development of the Said Land/Project by constructing buildings on the Said Land in terms of the Collaboration Agreement.
14. To get the Said Land/Project with respect to the Said Land registered with HRERA Authority and to do all such things and acts and sign all the required applications, documents, affidavits, undertakings etc. as may be required under RERA Act & HRERA Rules, Regulations as applicable for the aforesaid Land.
15. To mortgage, lien, encumber, transfer, licence, lease the Said Land or part of the Said Land with or without proportionate land and execute any document, deed, agreement etc. for availing the project loan or for any other purpose in the manner as the Attorney may deem fit. To sell the said Land or part of the said Land before or after its development but after fulfilling the Attorney's obligations in terms of the said Collaboration Agreement.
16. To hold, use, defend possession, repair, manage and maintain the Said Land or the said Units developed/constructed on the Said Land and to pay all taxes, rates, assessments, charges, expenses including maintenance charges and other outgoings whatsoever payable for or on account of said Units and to insure the Said Land/said Units against loss or damage by fire and other risks as be deemed necessary and/or desirable and to pay all premia for such insurances.
17. To lease or licence to any person on rent, sign the lease agreement/deed and/or any other documents and papers for the Said Land/part of the Said Land/developed plots/Units on the Said Land (except the share of developed area of the Land Owners) before or after obtaining the licence, to appear before Registrar/Sub Registrar for its registration, demand, recover and receive rents and deposits, mesne profits, licence fees, maintenance charges, electricity charges, corporation taxes and all other sums of moneys receivable, take all legal action for eviction of lessee including filing of case in court and appointing advocates, signing



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5408 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

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FROM: [Name]
SUBJECT: [Subject]

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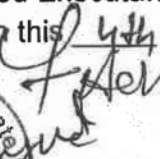



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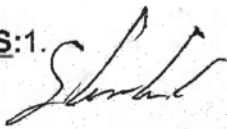
vakalatnama, court pleadings etc. and to take all necessary steps whether by action, distress or otherwise for the Said Land/said Units.

18. To delegate all the powers created hereunder and to appoint any other person(s) as our Attorney by registered/unregistered instruments authorizing him/her to do all or any of the above act(s), deed(s), and/or thing(s) or any other act, deed or thing which in the opinion of the our Attorney ought to be done, executed or performed in respect of the Said Land/said Units.
19. And generally the Attorney shall have the power to do all such acts, deeds and things including to act through individual as authorised person (Attorney being a corporate entity) for the purposes as mentioned herein on behalf of the Land Owner and as the same could have lawfully done by the Executant, if personally present, and the Executant ratify all such acts, deeds and things done by the Attorney in pursuance of the terms of this General Power of Attorney and the Collaboration Agreement. This General Power of Attorney is for valuable sale consideration, irrevocable and governed in accordance with Section 202 of Contract Act.
20. And generally the Attorney shall have the power to do all such acts, deeds and things including to act through individual as authorised person (Attorney being a corporate entity) for the purposes as mentioned herein on behalf of the Land Owner and as the same could have lawfully done by the Executant, if personally present, and the Executant shall ratify all such acts, deeds and things done by the Attorney in pursuance of the terms of this deed and the Collaboration Agreement. This General Power of Attorney is for valuable sale consideration, irrevocable and governed in accordance with Section 202 of Contract Act.
21. The contents of this General Power of Attorney has been narrated to both the parties and are out of free will and without any pressure, coercion or undue influence from either side.

IN WITNESS WHEREOF, the above-named Executant company through its authorized person have set hand on these present on this 4th day of October, 2022.

Drafted by M. Be...


EXECUTANT
ATTORNEY


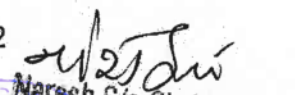
WITNESSES:1.



Examined & Attested to be True Copy of the Original

R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

WITNESSES:2


Naresh S/o Shri Kishan
VIII - Mandawar

For St. Patrick's Realty Pvt. Ltd.

SOHNA
Authorized Signatory



