

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 30/01/2023

Certificate No. G0302023A2870



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

GRN No. 98780225



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Mrg Castle Reality llp

H.No/Floor : Na

Sector/Ward : 54

LandMark : Vatika tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93\*\*\*\*\*57



**Buyer / Second Party Detail**

Name : Mrg Group India pvt ltd

H.No/Floor : Na

Sector/Ward : 58

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 93\*\*\*\*\*57

Purpose : 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**

|                          |   |                           |
|--------------------------|---|---------------------------|
| Type of Deed             | : | General Power of Attorney |
| Village/City Name        | : | Babupur/Gurugram          |
| Unit Land                | : | 57K-7M                    |
| Type of Property         | : | Vacant Land               |
| Stamp duty               | : | Rs. 1000/-                |
| Certificate No.          | : | G0302023A2870             |
| GRN No. & Dated          | : | 98780225/30-01-2023       |
| Reg. Fee GRN No. & Dated | : | 98764200/30-01-2023       |

**MRG CASTLE REALITY LLP**  
DESIGNATED PARTNER

**MRG GROUP INDIA PVT. LTD.**  
Director

प्रलेख न:478

दिनांक:01-02-2023


| डीड संबंधी विवरण |           |
|------------------|-----------|
| डीड का नाम       | GPA       |
| तहसील/सब-तहसील   | गुरुग्राम |
| गांव/शहर         | बाबूपुर   |

| धन संबंधी विवरण                   |  |
|-----------------------------------|--|
| राशि 1 रुपये                      | स्टाम्प ड्यूटी की राशि 1000 रुपये        |
| स्टाम्प नं : G0302023A2870        | स्टाम्प की राशि 1000 रुपये               |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | EChallan:98764200 पेस्टिंग शुल्क 3 रुपये |
| Drafted By: M K CHAUHAN ADV       |  |
| Service Charge:200                |  |

यह प्रलेख आज दिनांक 01-02-2023 दिन बुधवार समय 2:08:00 PM बजे श्री/श्रीमती /कुमारी  
MRG CASTLE REALITY LLP thru HARISHOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
MRG CASTLE REALITY LLP



  
उप/संयुक्त पंजीयन अधिकारी (गुरुग्राम)


उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MRG GROUP INDIA PVT LTD thru RAVENDRA KUMAROTHER हाजिर है।

प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता --- निवासी ADV  
GGM व श्री/श्रीमती /कुमारी AFSANA पिता ---

निवासी GGM ने 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 (गुरुग्राम)

दिनांक 01-02-2023

### POWER OF ATTORNEY

**MRG Castle Reality LLP**, a LLP incorporated under the provisions of the LLP Act, 2008, having its registered office at Unit No 131, Tower-A, Vatika Towers, Sector-54, Gurugram - 122003, acting through its Designated Partner **Mr. Satish Kumar** (Aadhaar No. 723722175269), for signing/execution and **Mr. Harish** (Aadhaar No.403159165363), Authorised Signatory to present this Agreement for registration, both duly authorized vide Board Resolution(s) dated 18.01.2023 (hereinafter referred to as the "**Land Owner**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**

**AND**

**MRG Group India Private Limited (formerly known as Anudhara Solutions Private Limited)**, a company registered under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its office at 9<sup>TH</sup> Floor, IREO Grand View Tower, Golf Course Extension Road, Sector-58, Gurugram-122102, Haryana, acting through its Director, **Mr. Rajjath Goel** (Aadhaar Number: 251037415301) for signing and **Mr. Ravendra Kumar** (Aadhaar No. 285963155291), both duly authorized vide Board Resolution(s) dated 20.01.2023 (hereinafter referred to as "**DEVELOPER**", which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, administrators, executors, nominees and permitted assigns) of the **SECOND PART**

(The term and expression '**MRG Castle Reality LLP/Land Owner**', '**MRG Group India Private Limited/Developer**' are hereinafter collectively referred to as '**Parties**' and individually referred to as '**Party**').

### **WHEREAS:**

- (A) The Land Owner is the absolute and lawful owner and is in peaceful possession of land which comprises of Khewat No. 179, Rectangle No. 28, Killa No. 4 (8-0), Khewat No. 166, Rectangle No. 20, Killa No. 20/1(2-13), Killa No. 11 (8-0), Killa No. 12/1(2-8), Rectangle No. 19, Killa No. 15/1 (0-6), Khewat No. 26, Rectangle No. 28, Killa No. 2 (8-0), Killa No. 3 (8-0), Killa No. 9/1 (0-18), Rectangle No. 20, Killa No. 19 (2-4), Killa No. 20/2 (5-7), Killa No. 21/1 (3-11), Killa No. 22 (8-0), Kita 12 **Total 57 Kanal 7 Marla, or 7.168 Acres** (approx) situated within the Revenue Estate of Village Babupur, Sector-106, Tehsil & District Gurugram (Haryana) vide Sale Deed Vasika No. 5623 Dated 04.02.2021, Vasika No. 5624 Dated 04.02.2021 and Vasika No. 5625 Dated 04.02.2021 registered with the Sub-Registrar, Jamabandi year 2018-19, Mutation No.1298, 1299 and 1300 dated 10.02.2021, as per **Land Schedule and Sijra Plan/Annexure-I** (hereinafter referred to "**Said Land**").

MRG CASTLE REALITY LLP  
  
DESIGNATED PARTNER

MRG GROUP INDIA PVT. LTD.  
  
Director

Reg. No.

Reg. Year

Book No.

478

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru HARISHOTER MRG CASTLE REALITY LLP Harish

प्राधिकृत :- thru RAVENDRA KUMAROTHEMRG GROUP INDIA PVT LTD Ravindra Kumar

गवाह 1 :- M K CHAUHAN MK

गवाह 2 :- AFSANA Afsana

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 478 आज दिनांक 01-02-2023 को बही नं 4 जिल्द नं 46 के पृष्ठ नं 110.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 47 के पृष्ठ संख्या 83 से 84 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।

OK

दिनांक 01-02-2023

उप/संयुक्त पंजीयन अधिकारी( गुरुग्राम )

- (B) The **Landowner** and the **Developer** have entered into Collaboration Agreement dated 01-02-2023 ("**Agreement**") for the development of the Said Land on the terms and conditions as set-out therein and the same is duly registered vide registration no. 12509 with the Sub-Registrar, [**GURUGRAM**] in Book no. 1, the Executant has agreed to execute and register this Irrevocable Power of Attorney in favour of the Attorney (*as defined hereinafter*).

**NOW BY THIS IRREVOCABLE POWER OF ATTORNEY THE EXECUTANT** HEREBY irrevocably nominates, constitutes and appoints **MRG Group India Private Limited (Attorney)** or any other person nominated by it under a Board Resolution, as its true and lawful constituted Attorney of the Executants to jointly / severally do the following, acts, deeds and things for us and on our behalf and in our name in connection with:

1. To apply for and obtain Letter of Intent, License, (including its renewal / extension), with regard to the Said Land from Director General, Town and Country Planning ('**DTCP**'), and other authorities, to sign LC-1, apply, sign and submit the layout plans, undertakings, bank guarantees, affidavits, declaration, zoning, etc. for the purpose of obtaining permission, no objection, sanctions or approvals for the development on the Said Land, including sanctioning of Layout Plans, Building Plans, Zoning Plans, Occupation Certificates including part occupation certificates, completion certificates including part completion certificates, etc. from the various departments of the Government of Haryana under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 ("**1975 Act**") as well as under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 ("**1963 Act**") and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('**HSVP**'); Municipal Corporation Gurugram ('**MCG**'); Gurugram Metropolitan Development Authority ('**GMDA**') and other regulatory authorities / competent authorities / statutory authorities / government authorities with regard to external development charges (EDC), infrastructure development charges (IDC), infrastructure augmentation charges (IAC), community sites, service charges, conversion fees, execute the Bilateral Agreements or LC-IV, submit license fees, etc. or to fulfil any other requirement or direction as may be desired by the DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('**HSVP**'); Municipal Corporation Gurugram ('**MCG**'); Gurugram Metropolitan Development Authority ('**GMDA**') Haryana Real Estate Regulatory Authority for Gurugram ('**HRERA**'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities in this regard and to appear on behalf of the Executants before any official / office of DTCP and/or aforesaid authorities and to sign, submit all undertakings, affidavits, declarations, applications, for and on behalf of the Executants, as may be required by the concerned authorities to procure LOI and subsequent License and to further collect the License and other approvals,



permissions, sanctions, registrations etc. for and in relation to the Said Land and the development of the Project to be undertaken thereon.

2. To sign and apply and follow-up with the various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA') and other regulatory authorities / competent authorities / statutory authorities / government authorities with regard to the matters relating to grant of permissions/sanctions Real Estate (Regulation and Development) Act, 2016 for and in respect of the Said Land, the sanctions and approvals of layout plan, building plans, zoning plans, Occupation/completion certificates, etc., as required under the law for the development, construction and completion of residential colony / project on the Said Land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith.
3. To make, sign, execute, present and submit any applications, plans, documents, affidavits, undertakings, etc. in the office of Government authorities / revenue authorities / departments, etc. and in particular for the purpose of obtaining any permissions, sanctions, consent, no objection, approval, etc. that may be required for the purposes of the conceptualisation, execution, implementation, development, construction and completion of the Project over the Said Land.
4. To make, sign, execute, present and submit challans for depositing license fees, external development charges, internal development charges, infrastructure augmentation charges, scrutiny fees and all other fees and charges payable to DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA') and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualisation, execution, implementation, development, construction and completion of the Project over the Said Land and receive refunds.
5. To appear before and represent before and make submissions to DGTCP, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA'), Haryana Real Estate Regulatory Authority for Gurugram ('HRERA'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land or any Government Authority,

1. The first part of the report deals with the general situation of the country and the position of the Government.

2. The second part of the report deals with the economic situation of the country and the position of the Government.

3. The third part of the report deals with the social situation of the country and the position of the Government.

4. The fourth part of the report deals with the political situation of the country and the position of the Government.

5. The fifth part of the report deals with the international situation of the country and the position of the Government.



Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes, intent or powers mentioned in this presents and to make, sign and submit any application, reply, affidavit, undertaking, agreement, guarantee, compromise, representation, petition, withdrawal, etc. as may be required in connection therewith including the filing of appropriate legal proceedings wherever necessary.

6. To access the said Land for the purpose of surveying the same, doing soil investigation and have the rights to prepare layout plans, building plans, preparing and making applications for grant of License and Approvals, and other approvals, permissions, sanctions, registrations etc., renewals, extensions thereof from Government Authority, as per Applicable Laws for and in relation to the Said Land and the development of the Project to be undertaken thereon.
7. To sign, verify, file, submit, furnish all applications, documents, etc. before various authorities in Gurugram and Chandigarh, such as Land Acquisition Department, Real Estate Regulatory Authority, Haryana, State Industrial and Infrastructure Development Corporation of India Ltd., Haryana Shehri Vikas Pradikaran ('HSVP'), Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department, Pollution Department, Environment Department, Mines and Geology Department, Airport Authority of India, Municipal Corporation, Gurugram, Urban Local Bodies Department, Revenue Authorities/Department, Public Health Department, Fire Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with the release of the Said Land/or any part or portion thereof from acquisition proceedings and matters related thereto and/or sanction / implementation of the Project.
8. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HSVP (HUDA), Haryana State Industrial and Infrastructure Development Corporation of India Ltd., NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of the Said Land for residential/ or commercial colony/affordable group housing / plotted colony-Deen Dayal Jan Awas Joyana-2016, New Integrated License Policy or Mixed Used or Transit Oriented Development under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975, Real Estate (Regulation and Development) Act, 2016 or any other applicable laws, rules etc. and for that purpose to sign , file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
9. To carry out and undertake all filings and compliances under RERA with regard to the Project, and/or to apply, represent, appear, before Haryana Real Estate Regulatory Authority for Gurugram, Haryana Real Estate Appellate Authority in connection with all matters pertaining to the Said Land and conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land including payment of compensation/refund to customers and all other matter connected therewith.
10. To sign, file, submit and obtain lay out plan, building plan, services plan, revised / modified building plan and services plan before DGTCP, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of



Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA'), Haryana Real Estate Regulatory Authority for Gurugram ('HRERA'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time..

11. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, HSVP, Fire Department, PWD, HSIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways or any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government as well as DGTCP, Assistant Director Urban Estate, Department of Urban Development, DTCP, various departments of the Government of Haryana under the Haryana Urban Development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Haryana, Government of India, other competent authorities including but not limited to Haryana Shehri Vikas Pradikaran ('HSVP'); Municipal Corporation Gurugram ('MCG'); Gurugram Metropolitan Development Authority ('GMDA'), Haryana Real Estate Regulatory Authority for Gurugram ('HRERA'), State Environment Impact Assessment Authority Haryana, Airport Authority of India and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
12. To commence, carry on and complete and/or cause to be commenced, carried out and completed the conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land on the part or whole of the Said Land in accordance with the license and/or sanctioned building plans and specification and apply and obtain from the competent authorities the Completion/ Occupation Certificate of the Project on the Said Land.
13. To enter into Buyers/Allotment Agreement(s) i.e. Agreement(s) for sale of Saleable Area developed on the Said Land as per the terms of the Agreement for apartments / units constructed or to be constructed on the Said Land.
14. To receive sale price / lease/license money payable by the allottee(s) / purchaser (s) / lessees /licensee(s)of apartments/ shop/residential plots.
15. To receive sale price / lease/license money payable by the allottee(s) / purchaser (s) / lessees /licensee(s)of shops/ units/ commercial plots.
16. To execute and get registered by appearing before Sub Registrar sale deeds, conveyance deed, lease deeds, gift deeds, mortgage deeds, license deeds, relinquishment deeds / rectification deed(s), Award of Arbitrator etc. or any other document which the attorney deems expedient and necessary in his wisdom.



17. To give symbolic/formal/actual physical possession of the shops/ units/ commercial plots purchased by buyers or obtained on lease by the lessees by handing over vacant possession of such property subsequent to execution of sale deed(s) / lease deeds or on such other terms as may be agreed by the Developer.
18. To give symbolic/formal/actual physical possession of the residential apartment /shop/ units/plots purchased by buyers or obtained on lease by the lessees by handing over vacant possession of such property subsequent to execution of sale deed(s) / lease deed(s) or on such other terms as may be agreed by the Developer.
19. To bear and pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the unit buyer and the Developer / Builder(s).
20. To apply and obtain GST/income- tax clearance for sale of units/plots, if required.
21. To lease any part / whole of the shops/ units/ commercial plots, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the said property for occupying the same or otherwise in any manner whatsoever.
22. To lease any part / whole of the residential apartment / plots, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the said property for occupying the same or otherwise in any manner whatsoever.
23. On non-payment of any sum as aforesaid to take proceedings to secure ejectment and to recover possession according to law.
24. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.
25. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent/ compensation or otherwise.
26. To negotiate with banks/financial institutions for the purpose of obtaining loan / financial assistance in respect of the project on the Said Land. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the Said Land or part thereof, along with any structure thereon, to facilitate availing of finance/loan facility subject to receipt of license on the Said Land and in compliance with the conditions in the Collaboration Agreement in this regard. However, the Landowner shall not assume any liability or responsibility with regard to such mortgage, loan facility, finance or other facilities so obtained and the Developer alone and the Landowner shall be kept fully indemnified and harmless in this regard.
27. To create mortgage/ charge/hypothecation on the Said Land, receivables of the Project and/or rights, benefits and interest with respect to the Said Land (as defined in the Collaboration Agreements) (present or future), all construction thereon (present or future) against any advance(s) or loan(s) and to sign and execute any document, agreement, deed, undertaking, declaration etc. in this regard on behalf of the Executants with any bank, financial institution or any other person as Attorney may deem fit 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 with respect to the Said Land, receivables of the

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Suburban

1. Surugram



- Project and rights and interest on the Said Land, including the Project being developed on the Said Land, and the construction thereon and to pay necessary stamp duty and registration charges, to admit the execution of any such agreements / documents and/or writings in the relevant office of the Sub Registrar of Assurances. However, Attorney agrees and undertakes that any mortgage deed/ security documents creating charge on the Said Land, receivables from the Project and, or its rights, benefits and interest with respect to the Said Land shall clearly set out that Land Owner shall not have any obligations and/or liabilities to repay any loan and/or interest thereon under such mortgage deed/ charge creation document as prescribed under the Collaboration Agreement.
28. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable law, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the Executants before all concerned authorities.
  29. To pay and allow all taxes, assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable to the authorities concerned for or on account of the Said Land and the Project / properties developed on the Said Land.
  30. To do generally all other acts and things as are necessary or are required to be done for the development of the Project on the Said Land by constructing building on the apartment/shop/unit/plot in terms of the said Collaboration Agreement.
  31. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
  32. To apply for Government permission for transfer of the Said Land and license on the Said Land and after receiving the said permission to transfer the same in the name of the Developer or it's nominees only after completion of development of the project on the Said Land at the Developer's cost and expenses.
  33. To file / defend any suit, proceedings, civil, revenue, or criminal before any court/officer/authority/Arbitrator. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the Said Land, to compromise any matter /proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of Said Land subject matter of Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the Said Land or property in question.
  34. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the Said Land and / or project on the Said Land or any matter incidental thereto including enhancement of compensation.
  35. To collect compensation, to get encashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till

MRG GROUP INDIA PVT. LTD.

MRG CASTLE REALITY LLP  
  
DESIGNATED PARTNER

  
Director

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- apex court. The attorney shall be entitled to execute any award / decree by filing appropriate proceedings. He shall be entitled to institute contempt proceedings also
36. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Said Land or property developed on the Said Land to the authorities concerned.
37. The Attorney shall exercise powers and execute documents by virtue of this irrevocable Power of Attorney in accordance with the terms and conditions contained in the Collaboration Agreement and the Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for achieving the objectives of Collaboration Agreement.

**AND GENERALLY** to do and perform all acts, deeds, matters and things as may be necessary/ deemed fit and proper by the said Attorney for carrying out all or any matter for and in connection with and for the purposes of the conceptualization, execution, implementation, development, construction and completion of the Project over the Said Land as per the terms of the said the Collaboration Agreement.

That said attorneys may delegate all or any of the aforesaid powers to any of its employee/s / representatives with all or any of the said powers, and to cancel, withdraw and/or revoke the powers conferred upon such attorney

All the acts, deeds and things done or caused to be done by the Attorney(s) aforesaid as set out hereinabove, shall be deemed to have been done for and on behalf of the Executants and shall have the same effect as though the same have been done by the Executant.

**IN WITNESS WHEREOF**, the Executant, has executed this Irrevocable Power of Attorney at GURUGRAM Haryana on the 01<sup>st</sup> day of February, 2023, in presence of witnesses.

*mic*  
Drafted By  
**Mahesh K. Chauhan**  
Advocate  
Distt. Courts, Gurugram

(Designated Partner)

**MRG Castle Reality LLP /EXECUTANT**

*Harish*  
(Authorised Signatory)

ACCEPTED BY:-

*Jatin Kumar*  
MRG CASTLE REALITY LLP  
DESIGNATED PARTNER

**MRG Group India Private Limited / ATTORNEY**

(Director)

*Rajesh*  
MRG GROUP INDIA PVT. LTD.

*Ravinder Kumar*  
(Authorised Signatory)  
Director

**WITNESSES**

*mic*  
1. **Mahesh K. Chauhan**  
Advocate  
Distt. Courts, Gurugram

*Am*  
2. **AFSANA**  
W/o ISRAIL ALI  
H. No. 1330 Dayanand Colony,  
Gurugram-122001 (Hr)

THE SEAL OF

### SCHEDULE

**MRG Castle Reality LLP**, Owner of Land situated within the Revenue Estate of Village Babupur, Sector-106, Tehsil & District Gurugram

| Khewat No. | Rectangle no.     | Kill No. | Kanal             | Marla |
|------------|-------------------|----------|-------------------|-------|
| 179        | 28                | 4        | 8                 | 0     |
| 166        | 20                | 20/1     | 2                 | 13    |
|            |                   | 11       | 8                 | 0     |
|            |                   | 12/1     | 2                 | 8     |
|            | 19                | 15/1     | 0                 | 6     |
| 26         | 28                | 2        | 8                 | 0     |
|            |                   | 3        | 8                 | 0     |
|            |                   | 9/1      | 0                 | 18    |
|            | 20                | 19       | 2                 | 4     |
|            |                   | 20/2     | 5                 | 7     |
|            | 21/1              |          | 3                 | 11    |
|            |                   | 22       | 8                 | 0     |
|            |                   |          |                   |       |
|            |                   |          | 57                | 7     |
|            | <b>Total Area</b> |          | <b>7.168 Acre</b> |       |

MRG CASTLE REALITY LLP  
*Vartan Kumar*  
DESIGNATED PARTNER

MRG GROUP INDIA PVT. LTD.  
*Rajesh*  
Director

