



पंजाब PUNJAB

B 970064

**POWER OF ATTORNEY BY OWNERS IN FAVOUR OF DEVELOPERS**

KNOW ALL MEN BY THESE PRESENTS, We:

1. **ATS INFRASTRUCTURE LTD.**, a company incorporated under the Indian Companies Act 1956, and having its registered office at 711/92, Deepali Nehru Place New Delhi (the "Owner/Promoter No. 1" which expression shall mean and include its successors and permitted assigns and permitted transferees) of the FIRST PART;

And,

2. **ATS PROMOTERS AND BUILDERS PVT. LTD.**, a company incorporated under the Indian Companies Act 1956, and having its registered office at 711/92, Deepali Nehru Place New Delhi (the "Owner/Promoter No. 2" which expression shall mean and include its successors and permitted assigns and permitted transferees) of the SECOND PART;

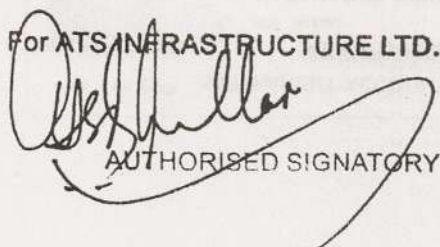
Hereinafter collectively referred to as "the Owner No 1 and No.2"

By this POWER OF ATTORNEY ("POA") made at Dera bassi (Punjab) this 20<sup>th</sup> day of July-2007:

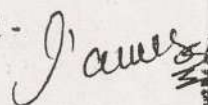
IN FAVOUR OF

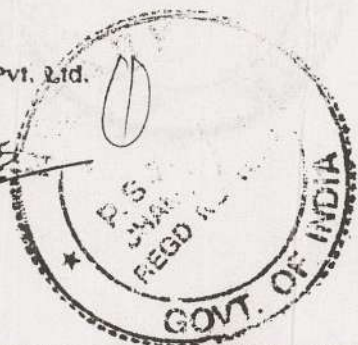
**ATS ESTATES PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at 711/92, Deepali Nehru Place New Delhi,

For ATS INFRASTRUCTURE LTD. For ATS Promoters & Builders Pvt. Ltd.

  
AUTHORISED SIGNATORY

- 1 -







332  
0 6 7 9 8 7

**KAPITA SINGH**  
 Sr. / Sr. Member  
 District Council, GSA (Bagar)  
 License No. 1234  
 Valid Up To 2020

FORM 1  
 DRIVER'S LICENSE  
 State of California  
 No. 1889 Date: 2/10/2008  
 Name: R K ARORA  
 S/D/W: PARMA NANI  
 S/D/W: G. PARMA NANI  
 Date of Birth: 26/02/1947 Blood Group R+  
 Date of Birth: 26/02/1947 Blood Group R+  
 Address: # 27-A MOHAI TOWN  
 Address: MOHAI TOWN  
 AMBALA CITY HARYANA  
 AMBALA CITY HARYANA  
 is licensed to drive throughout India vehicles of the following descriptions:  
 M. CYCLE/SCOOTER, CAR/JEEP ONLY  
 M. CYCLE/SCOOTER, CAR/JEEP ONLY  
 Signature of Holder  
 Signature of Molder  
 Endorsements  
 3  
 Licensing Authority  
 Ambala

7086 9000 0000  
PERMANENT ACCOUNT NUMBER

ADCPB0303L


NAME /नाम RATANAMOL SINGH BHULLAR

FATHER'S NAME /पिता का नाम JOGINDER SINGH BHULLAR

DATE OF BIRTH /जन्म तिथि 03-11-1964

SIGNATURE /हस्ताक्षर

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG







पंजाब PUNJAB

B 970065

hereinafter called "the COMPANY (which expression shall include its successors and permitted assigns) of the THIRD PART

Hereinafter referred to as "Developer" or "Attorney",

WHEREAS:

1. The Owner No.1 has entered into Memorandum of Agreement dated 25<sup>th</sup> January, 2006 with the Government of Punjab through the Secretary, Department of Housing and Urban Development, Chandigarh ("Government Agreement") undertaking inter-alia, to set up and complete a residential Project at Dera Bassi & Madhopur, Patiala District within a period of three years from the date of the Government Agreement, etc.

2. The Owner No.1 and No.2 (in accordance with the Government Agreement) intended to acquire the land for the Project proposed to be developed, and in which the Developer proposes to acquire the development rights, more specifically in respect of several pieces of land admeasuring 350 acres, lying and being situated at Village Dera Bassi ("Total Land"),

3. The Owner No.1 and No.2 have acquired, out of the Total Land, about 263 acres of land ("Acquired Land"), and proposed to acquire the balance of land to the extent of 87 acres ("Balance Land") for the Project;

4. The Owner No.1 and 2 are absolute owners of the land situate at and more particularly described in the Schedule 1 hereunder written.

5. The Company desirous of developing the Township project, called "ATS GREENS MEADOWS" ("Project") proposed to the Owners No.1 and 2 to

For ATS INFRASTRUCTURE LTD.

For ATS Promoters & Builders Pvt. Ltd.

- 2 -

*[Signature]*  
AUTHORISED SIGNATORY

*[Signature]*





332  
17/07

RAJIV SINGH  
Sole Vendor  
Com. Sec. 1000  
Liaison  
10/10/2007

## CHECK LIST DOCUMENT

ਮਿਤੀ 20/7/2007 ਦਿਨ Friday ਵਕਤ 3:55:20 PM

ਏ.ਟੀ.ਐਸ.ਇਨਫਰਾਸਟਰਚਰ ਲਿ  
ਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

*[Signature]*  
ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾ ਬਸੀ



ਏ.ਟੀ.ਐਸ.ਇਨਫਰਾਸਟਰਚਰ ਲਿ  
ਸੀਕੋ ਦੀ ਲਿਖਤ ਪੱਤਰੇ ਸੁਣਾਈ ਗਈ, ਜਿਸਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ,  
ਸੁਣਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ।  
ਸੁਨਾਖਤ ਗਵਾਹ ਨੰ: 1 ਓਮ ਪ੍ਰਕਾਸ਼ ਐਮ.ਸੀ.

ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਏ.ਟੀ.ਐਸ.ਇਨਫਰਾਸਟਰਚਰ ਲਿ

ਰਮਲ ਸਿੰਘ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ  
ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ। ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਤੀ 20/7/2007

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾ ਬਸੀ

ਹ *[Signature]*

ਗਵਾਹ

2

ਲੀ ਪਿਰ

ਦੁਜੀ ਪਿਰ

*[Signature]*

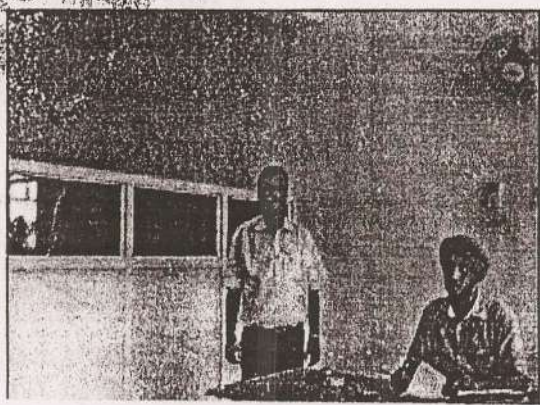
*[Signature]*

ਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਤੀ 20/7/2007

*[Signature]*

ਸਬ ਰਜਿਸਟਰਾਰ  
ਡੇਰਾ ਬਸੀ



ਸੀਕਾ ਨੰ: 779 ਜਾਇਦ ਬਹੀ 4  
ਜਲਦ ਨੰ: 256 ਦੇ ਸਫਾ ਨੰ:

ਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।





पंजाब PUNJAB

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convey the development rights over the Land, subject to obtaining necessary approval of appropriate authority under the scheme notified by the Central Government, which is FDI compliant and eligible for investment from non-resident investors under the automatic route.

6. The Owner No.1 and 2 agreed to the proposal of the Company for development of the Project, and the Owners No.1 and No.2 have entered into the Development Agreement dated 20-07-2007 with the Company, agreeing to grant the development rights to the Company in respect of all that piece and parcel of land and ground admeasuring 105200 square metres equivalent to 263.00 acres, which is situated lying and being at Village Dera and bearing Khata/Survey numbers as more particularly described in the Schedule 2 hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by Green colour boundary line (hereinafter for brevity's sake referred to as the "Development Land"), for construction thereon of buildings and structures for residential, commercial or otherwise;

7. The Donors agreed to give to the Company as Developers, the license to enter upon the schedule Development Land to occupy, hold, commence, continue, and complete the development of the housing project, with a right to sell all or any of the units/ flats/apartments or other constructions in the Developed Land under the said Development Agreement dated 20-07-2007 (hereinafter for brevity's sake referred to as the "Development Rights");

8. The Developer has requested us to grant Power of Attorney in their favour to enable them to get the plans sanctioned by appropriate authority and to start construction on the said land and to do all other acts and things, as agreed to between us in the said Development Agreement dated 20-07-2007.

For ATS INFRASTRUCTURE LTD.

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For ATS Promoters & Builders Pvt. Ltd.

AUTHORISED SIGNATORY





9. In terms of the said Development Agreement dated 20-07-2007, it is agreed to confer the powers on the Company to act "Developer" of the Development Land, including the power to execute and register a power of attorney in favour of the Company as Developers, for execution, admission and presentation for registration of any or all documents of sale or otherwise in connection with the development and sale of the said land together with all units, apartments, flats, etc;

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT each of us doth hereby nominate, constitute and appoint the Company, **ATS ESTATES PRIVATE LIMITED** hereinafter referred to as our "Attorney", to be our true and lawful attorneys in our name and on our behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names viz,

(1) To develop and sell the buildings consisting of flats, units, apartments, residential, commercial or other purpose, including such facilities as may be required in the said Project.

(2) To apply, for permission from the Competent Authority and for the permission and/or sanction for development of the said Project and for that purpose to make any declarations, sign forms in our name and on our behalf as our Attorney(s) shall deem fit and proper.

(3) To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the buildings on the said Project and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed building/s sanctioned by the Municipal and other authorities.

(4) To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said Project from the date of the said agreement onwards.

(5) To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said Project in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.

(6) To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the said Project, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney(s) may in their absolute discretion deem fit, to give the construction contract to such person(s) as our said attorney(s) may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said Project wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the premises therein as the said attorney(s) may in their absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the said Project on such terms and conditions as my/our said attorney(s) may in their absolute discretion deem fit and proper.

For **ATS INFRASTRUCTURE LTD.**

For **ATS Promoters & Builders Pvt. Ltd.**



(7) To carry on correspondence with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said Project and any other matters pertaining to the said Project.

(8) To deal and correspond with the concerned Authorities in connection with or relating to or to the said Project hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) may require;

(b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said Project;

(c) To deal with the Assessment Department of the Municipal Corporation and to get the assessment from the Municipal Corporation of the said Project.

(9) To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said Project and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.

(10) To enter upon Project at any time, affix board, put the barbed wire fencing or construct a compound wall on the said Project or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

(11) To represent before the public, local and/or private authorities in respect of the development of the Project and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

(12) To deal with the electricity authorities for the supply of electricity to the buildings that may be constructed on the said Project and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

(13) To empower on our behalf and in our name and to represent our interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

(14) To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid Project.

(15) To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons rents and/or compensation and/or mesne profits in respect of the said Project which now are or which at any time or times hereafter may become due and payable to us.

(16) To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.

(17) To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour

For ATS INFRASTRUCTURE LTD. For ATS Promoters & Builders Pvt. Ltd.

AUTHORISED SIGNATORY

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from time to time and to revoke their appointments and pay their remunerations including special fees and charges,

(18) To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said Project.

(19) In connection with or relating to the said Project to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of Project or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on our behalf, but at their entire risk as to costs.

(20) In case the said Project or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

(21) To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the said Project that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

(22) To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

(23) To manage the said Project written hereunder and to take such of the steps as may be necessary to manage the said Project till the time of completion of the said development.

(24) To evict or take possession of the said Project in occupation of the tenants, occupants or trespassers, if any in the said Project or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our attorney(s) shall deem fit either in our name or in the name of our attorney(s) and to collect and receive rents.

(25) To mortgage the said Project or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorney(s) and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said Project, as the attorneys think fit.

*[Signature]*



(26) To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we our self could have done for the completion of the said development work.

(27) To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

(28) To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of our self and in the best interest of the said Project.

(29) To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said Project.

(30) For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

(31) To advertise in the newspapers for the sale of buildings consisting of flats, units, apartments, residential, commercial or other purpose, including such facilities as may be required in the said Project, and to enter into agreements for the sale of buildings consisting of flats, units, apartments, residential, commercial or other purpose, including such facilities as may be required in the said Project, with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of buildings consisting of flats, units, apartments, residential, commercial or other purpose, including such facilities as may be required in the said Project, and to do all such necessary acts and things as may be necessary or proper in that behalf.

(32) Subject to fulfillment of obligations under the said Development Agreement, to sign and execute for us and on our behalf the conveyance(s) in favour of our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the said Project to the purchaser or their nominee or nominees as fully and effectively in all respects as we could do the same ourselves.

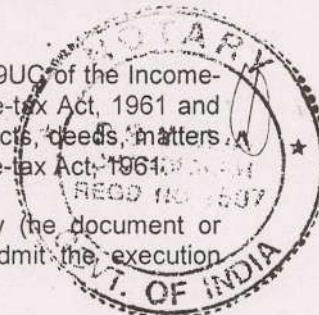
(33) To apply (or no objection certificate or necessary permissions from the Municipal Corporation or Authority (Fire Brigade Department) for occupying the building and to do all acts, deeds or things for the said purpose.

(34) To sign declarations as may be required under section 269UG of the Income-tax Act, 1961 and application under section 230A(1) of Income-tax Act, 1961 and to appear before any tax authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

(35) To present for registration with the registering authority the document or documents of whatsoever nature executed by us and to admit the execution thereof before the registering authority.

(36) To sign, transfer forms, documents and writing for transferring the Project in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith.

(37) For all or any of the purposes of and power, authorities and discretions conferred by these presents to use and sign in our names or in which we may be in





any way interested or to use and sign his/their name as our attorney(s) shall think fit without any reference or recourse to us.

(38) And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute our said attorney or their nominees with such powers as per their directions.

(39) And to do every thing whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said Project and which we our self could do if personally present and as if this power had not been executed.

(40) And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said Project, as amply and effectual as we could have personally done.

(41) All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

(42) This power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorney(s) complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said Project is executed in favour of our said attorney(s), their nominee/nominees, assignee including co-operative society or societies.

(43) WE, THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

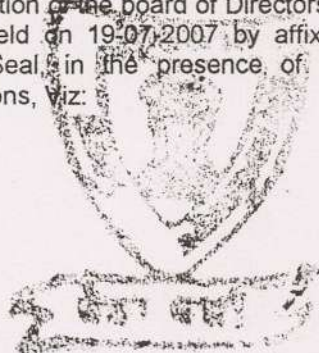
IN WITNESS WHEREOF, we have hereunto set and subscribed our hands at Dera Bassi (Punjab) as aforesaid this 20<sup>th</sup> day of July 2007.



SIGNED AND DELIVERED by the within named Owner No.1 through its Authorised Representative, Mr. R.A.S. Bhullar authorized vide the Resolution of the board of Directors in their meeting held on 19-07-2007 by affixing the Common Seal in the presence of the authorized persons, viz:

1.

2.



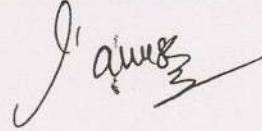
For ATS INFRASTRUCTURE LTD.

*R.A.S. Bhullar*  
AUTHORISED SIGNATORY



SIGNED AND DELIVERED by the with- in named Owner No.2 through its Authorised Representative, Mr R.K. Arora authorized vide the Resolution of the board of Directors in their meeting held on 19-07-2007 by affixing the Common Seal in the presence of the authorized persons, Viz:

Per ATS Promoters & Builders Pvt. Ltd.

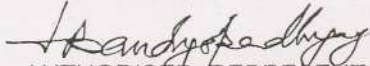


1.

2.

ACCEPTED :

For ATS ESTATES PVT. LTD



AUTHORISED REPRESENTATIVE

The Schedule I referred to

(Description of Development Land)

Part-I

Part-II

The Schedule II above referred to

Annexure 'A' - Plan of Development Land

Annexure 'B' - DP Remarks

Annexure 'C' - Executive Engineer letters + Plan

Annexure 'D' - Plan of Supplemental Development Land

ANNEXURE'E' Plan of the Total Land and Project area, with particulars of construction area in Green)





## Schedule 1

(Description of the land of the Owner No. 1)

## (a) Land acquired by ATSIL:

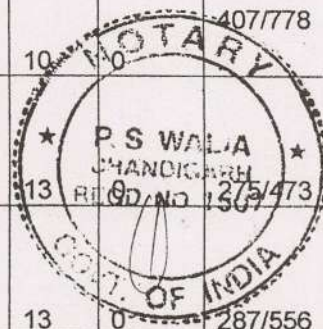
Sl. No.	File No.	Name of Seller	Registry No.	Land Value	Stamp Duty	Measurement of Land			Khewat/Khata
						Bigha	Biswa	Biswa	
1.	11	BACHAN SINGH	1670	538000	48500	0	10	15	63/92,93
2.	12	SOHAN SINGH & BAKHTAURI	1667	9762500	879000	17	15	0	164/300
3.	13	MANGAT RAM	1669	8250000	742500	15	0	0	316/637
4.	14	RATAN LAL	1671	1395625	126000	2	10	15	64/94.
5.	15	JUNA RAM	1668	1395325	126000	2	10	15	66/96-97-98
6.	16	ACHRU RAM	1672	1100000	99000	2	0	0	65/95.
7.	17	JUNA RAM	1673	538000	48500	0	10	15	63/92,93
8.	18	PREM CHAND	2234	5500000	474000	9	11	10	139/263
9.	19	JAIPAL	2235	1100000	99000	2	0	0	66/97.
10.	20	AJAIB SINGH	2285	17655000	1590000	32	2	0	85/131.
11.	22	RAMESH CHAND	2662	1530500	252000	2	13	13	13/17.
12.	23	GURBUX SINGH	2663	3767500	339100	7	3	10	108/154
13.	24	FAKIR CHAND	2661	2667500	240100	4	17	17	138/262
14.	25	RAMESH CHAND	3222	750000	63000	1	5	12	11/14.
15.	27	GURBACHAN LAL & SONS	3223	4290000	386100	7	16	0	89/138
16.	28	SHIV SINGH	3641	2000000	180000	6	14	0	44/120
17.	29	SOHAN DEVI	3916	1320000	119000	2	8	0	49/76.

For ATS INFRASTRUCTURE LTD.

For ATS Promoters &amp; Builders Pvt. Ltd.



18.	30	RAJIV DHARMANI	3917	4400000	396000	8	0	0	402/766 406/77 7
19.	31	SURJAN SINGH	4036	1000000	90000	1	0	0	10/13.
20.	32	BASAKHI	4035	2255000	203000	4	2	0	229/338
21.	33	KEWAL KRISHAN	4298	550000	50000	0	5	8	11/14.
22.	35	KEWAL KRISHAN	4296	17625000	1586300	7	1	0	311/632
23.	36	SUNNY GARG	4294	8750000	787500	3	10	0	4/6.
24.	37	KEWAL KRISHAN	4299	17125000	1541300	6	17	0	85/131- 132
25.	38	SUNNY GARG	4295	30250000	2722500	12	2	0	317/638
26.	40	SATNAM SINGH	4494	8000000	720000	8	10	10	35/55.
27.	41	MOHAN LAL	4689	2450000	220500	4	18	0	287/522 -550.
28.	42	RAJVINDER KAUR	4827	9000000	810000	6	10	0	407/778
29.	43	SANT PRITHPAL SINGH		12017500	1082500	12	13	0	135/473
30.	44	SANT PRITHPAL SINGH		3467500	312100	3	13	0	287/556
31.	45	SANT PRITHPAL SINGH		17955000	1616000	18	18	0	287/538 539,27 5/464,2 87/547
32.	46	BALI RAM	5431	19982000	1798500	19	8	0	27/45- 46
33.	47	SANT PRITHPAL		5985000	538700	6	6	0	275/475



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For ATS Promoters & Builders Pvt. Ltd.

*[Handwritten signatures and initials]*



		SINGH							
34.	48	VISHNU KUMAR	5433	6300000	567000	12	8	0	402/765 ,403/76 6.
35.	49	MEHAR CHAND	5651	1500000	135000	1	10	0	56/83.
36.	50	MEHAR CHAND	5650	7500000	675000	3	2	0	232/393 to 401/2.
37.	51	MEHAR CHAND	5652	2500000	150000	5	8	10	56/58 to 72
38.	53	GURDEV SINGH	5924	11092500	998400	5	16	0	228/386
39.	54	PREM SINGH	5920	8467500	771100	4	12		232/393 to 401/2.
40.	55	SANDEEP KUMAR	6374	8437500	759400	7	10		10/13.
41.	59	AGYA RAM	7732	33962500	3056625	20	18		287/565
42.	60	AMRO DEVI	7729	6396000	575600	7	16		287/569
43.	61	CHATRU RAM	7728	16250000	1462500	10			408/779
44.	66	JAGIR KAUR	8197	9985000	898700	4	19	17	232/393 to 401/2.
45.	67	KULWANT SINGH	8201	9985000	898700	4	19	17	232/393 to 401/2.
46.	68	JASBIR SINGH	8202	17400000	1566000	8	14		232/396
47.	69	BANARSI DASS	8198	4940000	444600	2	9	8	232/393 to 395 and 232/398 to 401/1
48.		SURMAKH							232/393 to
For ATS INFRASTRUCTURE LTD.			8199	9985000	898700	4	9	17	401/2.



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For ATS Promoters & Builders Pvt. Ltd.



71	DAVINDER SINGH	8200	17500000	1575000	8	15		232/397
72	JASPAL SINGH	8240	9985000	898700	4	19	17	232/393 to 401/2.
51. 73	LAKHWINDER SINGH	8002	8100000	729000	3			3/3.
52. 76	Gopal Singla	9149	9500000	855000	4	17		Only Doc. No Report
53. 77	Vinod Kumar Jain	9653	13659375 0	12293500	92	10		276/477 ,289/57 4.
54. 78	Baldev Singh	9404	36562500	3290650	11	14		266/452
55. 83	Vinod Kumar Jain	9652	3640620	218500	3 KAN AL	11 MAR LA		27/40.
56. 84	Devi Dayal	9414	13300000	1197000	5	12		56/83.
57. 85	Jwala Singh	9406	7200000	648000	2	3		63/92,9 3
58. 86	Savita & kamaldeep	5444	25000000	2250000	20	2		228/386
59. 87	Sukhdev Singh	11588	10000000	900000	5	19		108/164
60. 88	Sunil Dutt	12703	675000	60750	0	5	0	3/3.
61. 89	Maninder Singh & Sunil Dutt	12702	1215000	109350	0	9	0	3/3.
62. 92	Durga Dass, Sita Ram & others	13543	23909250 0	21518500	67	7	0	36/56- 57, 593/ 753-754
63. 94	Rakesh Chand	13547	39227500	3530500	11	1	0	94/143.
64. 96	Ramandeep & Harnek Singh	391	6634100	597100	2	6	3	85/133
65. 97	Surinder Singh	392	3644100	328000	1	5	7	15/23



For ATS INFRASTRUCTURE LTD.

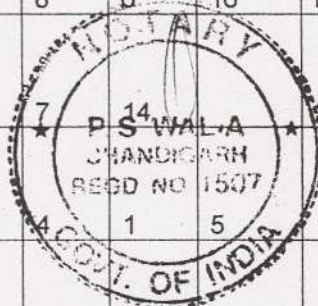
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66.	98	Ramandeep & Harnek Singh	393	1674700	150750	11	13	3/3.
67.	101	Sagar Edutech Private Ltd	275	30712500	2764200	6	15	24/32.
68.	102	Glossy Foods Limited	273	75757500	6818200	16	13	159/293 (as per sale deed)
69.	103	Sagar Edutech Private Ltd	274	10624250 0	9562000	23	7	170/307
70.	105	United Builders Constn.	1059	4712500	424150	1	6	44/111 to 117
71.	106	united Bracelet Pvt. Ltd.	1058	28818750	2590000	7	18	15 44/111 to 117
72.	107	Ramandeep & Harnek Singh	1522	6281875	565000	2	3	14 3/3.
73.	108	Ramandeep & Harnek Singh	1523	1380000	124200	0	9	12 85/133
74.	109	Ramandeep & Harnek Singh	1524	1221875	150750	0	8	10 10/13.
75.	115	Jasmer Singh	1678	14282250	1285500	4	3	8 44/101 to 123/2
76.	116	Panna Singh	1680	28564500	2571000	8	6	16 44/101 to 123/2
77.	117	Linder Pal Singh & others	1906	26180000	2356200	7	14	35/65
78.	120	HARGEJ KAUR	3049	13203125	1188350	1	5	14/15.
79.	122	BABU RAM	3428	15277500	1375000	4	17	0 96/145.
80.	123	JASWANT KAUR & OTHERS	3429	46292125	4166500	14	8	4 44/101 to 123/2
81.	124	RAM SINGH & OTHERS	4129	51803125	4662300	15	2	10 44/101 to 123/2



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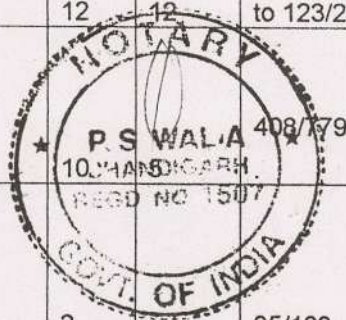
For ATS Promoters & Builders Pvt. Ltd.

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AUTHORIZED SIGNATORY

-14- *[Signature]*



82.	125	JOGINDER KAUR & Joginder singh	4135	11799125	1059700	3	8	18	44/101 to 123/2
83.	126	MALOOK SINGH	4128	13734250	1236100	4	0	4	44/101 to 123/2
84.	127	NAVNEET SHARMA	4180	1608750	144800	0	9	0	287/565
85.	128	SONA & OTHERS	4159	1031250	93000	0	5	0	67/99- 104- 105.
86.	129	JAWANTRI MOHINDRO	4127	1031250	93000	0	5	0	67/99- 104- 105.
87.	130	MANGU	4126	1856250	167100	0	9	0	67/99- 104- 105.
88.	131	RAMESHWAR	4155	2611563	235100	0	15	5	44/101 to 123/2
89.	132	RAMINDER SINGH & OTHER	3724	11987500	1079000	3	7	0	44/120
90.	134	RAMANDEEP	4448	2878750	259100		14	14	3/3.
91.	135	KARTAR SINGH & OTHERS	4447	5908750	531800	1	12	12	44/101 to 123/2
92.	136	RAMANDEEP SINGH	4450	5923958	533200	1			
93.	137	SHARANJEET	4452	8225000	740300	2	2		85/133
94.	140	POORAN SINGH MUKHTAIR SINGH	4383	90697188	8163000	25	3		44/101 to 123/2
95.	142	TERSAM CHAND &	5593	52910000	4762000	14	16		44/101 to 123/2



For ATS INFRASTRUCTURE LTD.

For ATS Promoters & Builders Pvt. Ltd.

*[Signature]*  
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*[Signature]*  
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		OTHERS						
95		SWARAN KAUR & OTHERS	5592	14300000	1287000	4		287/565
97	143	JAI GOPAL	5594	26812500	2412200	7	10	44/101 to 123/2
		Total		16526642 29	14869407 5	733	859	374
		Gr.Total Amount i/c. stamp duty		18013583 04				
		Total Land in Acres				232		

## Schedule 2

### Gardauri\*(Right to use land):

Sl. No.	File No.	Name of Seller	Registry No.	Land Value	Stamp Duty	Measurement of Land	Bigha	Biswa	Biswasi
1	21	YOGESHWAR KUMAR		4037500	1000	19	0	0	
2	52	MANGAT RAM		3840000	1500	4	8	0	
3	56	HEM RAJ.			1000	17	18	0	
4	57	HANS RAJ		11785710	1800	17	0	0	
5	58	HANS RAJ		21812500	1000	3	15	9	
6	62	MANGAT RAM		1825000	1500	1	8		
7	63	JASBIR SINGH		2211250	500	1	9		
8	64	JAGDISH CHAND		4800000	500	24			



For ATS INFRASTRUCTURE LTD.

For ATS Promoters & Builders Pvt. Ltd.



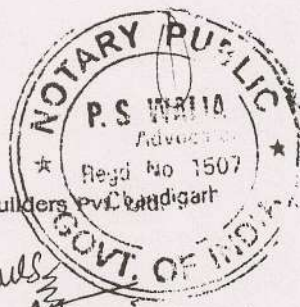
9	65	BANARSI RAM		3080000	500	15	8	
10	90	Basanti Devi		1300000	600	0	19	7
11	91	Babu Singh		6250000	500	10	0	0
12	95	Hajura Singh		1088750	600		16	16
13	99	Ramandeep & Harnek Singh		5750000	300	2		
14	100	Raj Kumar		650000	300		9	13
15	104	Fakirya		525000	300	0	7	
16	110	Naurata Ram		2750000	300	1	0	0
17	111	Niranjan Singh		1581250	300	0	11	
18	112	Jasvir		1006250	300		7	
19	113	SURJAN SINGH		2467187	300	0	6	13
20	118	Om Prakash		2875000	300	1	0	0
21	119	RAJ KUMAR		760000	300	0	5	5
22	145	RAKSHA DEVI		NA		1		
				80395397	13700	116	146	63
		Gr.Total Amount i/c. stamp duty		80409097				
		Total Land in Acres				30.864375		

# Annexure 'A' – Plan of Development Land

For ATS INFRASTRUCTURE LTD.

For ATS Promoters & Builders Pvt. Ltd.

AUTHORIZED SIGNATORY



Affested True Copy

NOTARY PUBLIC  
CHANDIGARH

20 FEB 2009

गणेश २  
श्री २००४ फिन शो फुल्लो  
श्री २००४ फिन शो फुल्लो

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GRAFTED BY