

86

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 25/08/2022

Certificate No. G0Y2022H4168
GRN No. 93764999



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Arvinder Singh
H.No/Floor: 253 Sector/Ward: Na LandMark: Janakpuri p s prem nagar
City/Village: Bareilly District: Bareilly State: Up
Phone: 88*****61



Buyer / Second Party Detail

Name: Agrante Realty Limited
H.No/Floor: 122 Sector/Ward: 21 LandMark: Suncity trade tower
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 88*****61

Purpose: GPA

The authenticity of this document can be verified by scanning the QR code on the front page or on the website <https://egrashry.nic.in>

SPECIAL POWER OF ATTORNEY

Type of Deed : Power of Attorney
Stamp Value : 1000/-
Stamp Certificate No/Date : G0Y2022H4168
Stamp GRN No. : 93764999
Stamp Issued by : Indian Non Judicial Stamp
Haryana Government

KNOW ALL MEN BY THESE PRESENTS THAT I, Mr. Arvinder Singh S/o Late Sh. Raghubeer Singh, R/o 253, Janakpuri, Bareilly, UP 243122, do hereby appoint, nominate, constitute and authorise to M/s Agrante Realty Limited, a Company registered under the Companies Act, 1956 having its Registered Office at Unit No. 122, Suncity Trade Tower, Sector-21, Gurugram, Haryana 122016, through its **Authorised Signatory Mr. Rajeev Saxena S/o Sh. Gurnam Das Saxena**, Triloki Puram Colony, Opposite Hartmen Ram Lila Ground, Bareilly, UP-233122 as my true and lawful Power Attorney.

For Agrante Realty Ltd.

For Agrante Realty Ltd.

Authorized Signatory

श्री
श्री श्री राजीव साखेरा
काशीपुर, गुडग्राम

07 SEP 2022

Authorized Signatory

For Agrante Realty Ltd

Authorized Signatory


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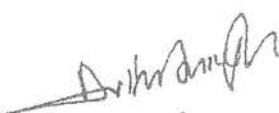
दिनांक:29-08-2022

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	कादीपुर
गांव/शहर	धर्मपुर

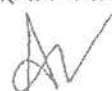
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राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये	
स्टाम्प नं : GOY2022H4168	स्टाम्प की राशि 1000 रुपये	
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Drafted By: RAM NIWAS MALIK ADV	Service Charge:200	

यह प्रलेख आज दिनांक 29-08-2022 दिन सोमवार समय 11:30:00 AM बजे श्री/श्रीमती /कुमारी ARVINDER SINGH पुत्र RAGHUBEER SINGH निवास 253 JANAKPURI BAREILLY UP द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (कादीपुर)


हस्ताक्षर प्रस्तुतकर्ता
ARVINDER SINGH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AGRANTE REALTY LIMITED thru RAJEEV SAXENA OTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SATISH KUMAR पिता — निवासी GURUGRAM व श्री/श्रीमती /कुमारी DEVESH SHARMA पिता — निवासी GURUGRAM 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 (कादीपुर)

For Agrante Realty Ltd


Authorized Signatory

WHEREAS:

A. The EXECUTANTS are the absolute and lawful owners in possession of land admeasuring bearing Khewat No. 16/16, Jamabandi year 2018-2019, Mutation No. 617, Mustkil No. 28 Killa No. 17/1/1 (4-1), Kitta-1, Total land 4 Kanal 1 Marla situated at Village Dharampur, Sector -106, Tehsil & Distt. Gurgaon, Haryana.

And

B. The EXECUTANTS have executed a collaboration agreement with M/s Agrante Realty Ltd through its Authorised Signatory Shri Rajeev Saxena S/o Shri Gurnam Das Saxena R/o Trilokipuram Colony, Opposite Hartmann Ram Lila Ground, Bareilly, Up, for development of the said land as Township/ Colony consisting of residential (Plotted), residential (Group Housing)/ Affordable (Group Housing)/Deen Dayal Jan Awas Yojna / commercial and/ or for any other development as may be permitted under the provision (s) of the proposed Master Plan and on collaboration basis, vide collaboration agreement dated (29/08/2022), detailing the mutually agreed terms and conditions.

C. That under the collaboration agreement, Clause No.23, the EXECUTANTS have, inter-alia agreed to execute an Special Power of Attorney, in favor of M/s Agrante realty Ltd. through its Authorized Signatory Shri Rajeev Saxena S/o Shri Gurnam Das Saxena authorizing it to do all acts, deeds, matters and things necessary in pursuance of the collaboration agreement, in the manner hereinafter appearing.

NOW KNOW ALL THAT THESE PRESENTS WITNESSTH THAT WE THE EXECUTANTS do hereby nominate, constitute and appoint M/s Agrante realty Ltd through its Authorized Signatory Shri Rajeev Saxena S/o Shri Gurnam Das Saxena of M/s Agrante realty Ltd, a company duly registered under the provisions of the Companies Act, 2013 having its office at Unit No. 122, Suncity Trade Tower, Sector-21, Gurugram, Haryana 122016, or its nominees/Authorized representative (hereinafter referred to as the "ATTORNEY", which



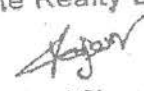
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Reg. No.

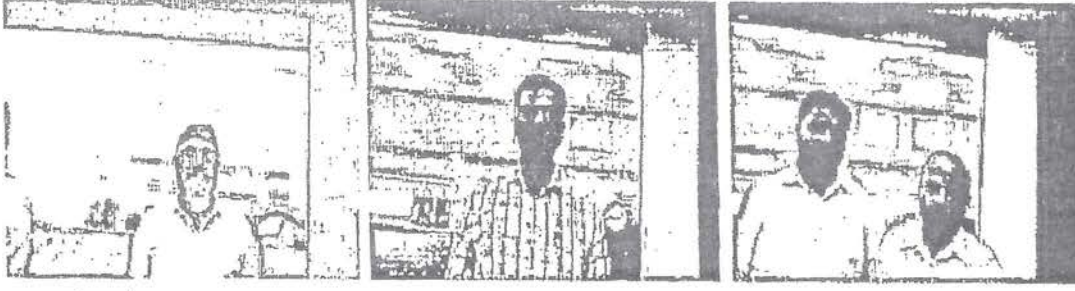
Reg. Year

Book No.

86

2022-2023

4



पेशकर्ता

प्राधिकृत

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- ARVINDER SINGH

प्राधिकृत :- thru RAJEEV SAXENA OTHERAGRANTE REALTY LIMITED

गवाह 1 :- SATISH KUMAR

गवाह 2 :- DEVESH SHARMA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 86 आज दिनांक 29-08-2022 को बही नं 4 जिल्द नं 3 के पृष्ठ नं 169.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 14 के पृष्ठ संख्या 61 से 62 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 29-08-2022

उप/सयुक्त पंजीयन अधिकारी(कादीपुर)

For Agrante Realty Ltd

Authorized Signatory

expression shall, wherever the context permits, mean and include its successors and permitted assigns as our true and lawful special power of attorney holder to do the following acts, deeds and things in our name and on our behalf in respect of the said land, for development of the said land as Township/ Colony consisting of residential (Plotted), residential (Group Housing)/ Affordable (Group Housing)/Deen Dayal Jan Awas Yojna/ commercial and/ or for any other development as may be permitted under the provision (s) of the proposed Master Plan and on collaboration basis, vide collaboration agreement dated (29/08/2022) in pursuance of the collaboration agreement:-

1. To enter upon the above referred Land, survey the same, prepare layout and building plans, detailed drawings, etc. in conformity with prevailing rules and regulations of the Govt/Concerned authorities, for the purpose of commencing, continuing or completing the construction and development of the said land.
2. To undertake construction and development of the said land for schedule FSI either, itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental and other related authorities in respect of matters relation to grant of approvals, sanctions, consents, registrations and renewals/extensions thereof under applicable laws, rules, regulations, orders, notification for and in respect of the development of the said land and in particular the following, viz;
 - (i) To apply for, submit and follow up application for CLU/ obtaining approvals in pursuance thereof for development of the said land for schedule FSI;
 - (ii) To submit layout plans and building plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the ATTORNEY my desire as per rules.

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- (iii) To apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof and may like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions approvals and no -objections from the aforesaid authorities and its department(s) for development of the said land for schedule FSI;
 - (iv) To appear and represent the EXECUTANTS before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the said land for schedule FSI.
 - (v) To apply on behalf of the EXECUTANTS for obtaining permission for change of land use, procuring license for getting sanctioned site plans and other necessary permissions.
 - (vi) Generally, to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, sale/allotment of unit's completion, marketing and occupation of buildings, structures for development of the Identified land for schedule FSI; and
 - (vii) To submit all undertakings, agreements, affidavits, declaration, applications, bonds, etc., on behalf of the EXECUTANTS, as required from time to time in connection therewith.
4. To do all such acts, deeds and things as may be required for making the said land for schedule FSI fit and proper for the purposes of the development and construction of the committed FSI thereupon.

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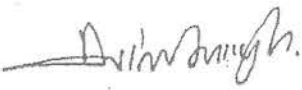

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5. To carry out the development (as defined in the collaboration agreement) and to construct, reconstruct, repair, improve upon or otherwise develop the said land for schedule FSI or any part or portion thereof subject to the provisions of the collaboration agreement and in accordance with the building plans and specification, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/ engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf.

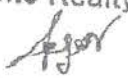

6. To commence, carry out and complete and /or cause to be commenced, carried out and /or completed at the DEVELOPER's costs, construction work over the Identified land for schedule FSI and every part thereof in accordance with the building plans, commencement certificate and specifications and to all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.

7. To prepare and/or get prepared and to submit and file with all concerned authorities, government or otherwise applications for grant and/or issue of permits, quotas, licenses and authorizations for allotment of cement, steel and other controlled building material that may from time to time be required for the purpose of construction and erection of building(s) in the said land and for that purpose to appear before any authority or officers to make any statements and give any particulars as from time to time be necessary and/or required to be obtained and take delivery of such building materials to which said licenses, permits , quotas or authorizations may relate and to utilize the same for the purpose of development of the Committed FSI.

8. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc., as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the

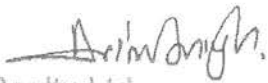


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EXECUTANTS before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time as per applicable laws.

9. To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them execute appropriate writing in their favor authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, no-objections and permissions for the construction and development of the committed FSI.
10. To deal with and correspond with and make necessary applications to the concerned electric and water and other authorities and/or officers for obtaining connections for electricity and water supply for the said land for schedule FSI and to obtain necessary orders in pursuance thereof and to do or caused to be done all necessary acts for laying the water lines, sewerage lines, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Identified land for schedule FSI and for that purpose to sign all letters, application, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
11. To attend to, to manage, look after, watch, examine and take care of the said land for schedule FSI or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and if any encroachments, trespasses or authorized constructions are already existing and/or being made hereafter and/or erected or constructed by any person or persons or body on the identifies land or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned persons or persons or body.


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12. To enter into a general loan agreement such as tripartite agreement, Quiprtied agreement with any banking company facilitating home loans for the prospective allottees in respect of the DEVELOPERS Share only. It is made clear here that liability/ies of the allottee's lien shall not be transferred or burdened to the OWNERS.
13. To apply for and obtain and receive funds of money paid/and or deposited with the relevant authorities/corporation and to sign receipt for that purpose.
14. To manage and maintain the said land & schedule FSI thereon either on its own or through any maintenance agency appointed in accordance with the Collaboration agreement and to fix such maintenance charges as may be deemed expedient by the ATTORNEY or the maintenance agency.
15. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, office of the government/semi government/ local bodies and/or any other statutory bodies for and in connection with the above purposes.
16. To sign, verify and execute plaints, written statements , counter-claims, appeals, reviews, applications, affidavits, Vakalatnama authorities and paper of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions appeals and proceedings of any kind whatsoever(including action against the tenants/occupants) in any court of law or equity whether original, appellate, testamentary or revisional jurisdiction or judicial authority established by lawful authority and to all acts and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees as the ATTORNEY shall be advised or think proper with reference to the said land for schedule FSI strictly in terms & spirit of Collaboration agreement.

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17. To take such steps, to ensure that the representation and warranties offered by the EXECUTANTS are true, complete and accurate.

And, generally to do any and /or all such other acts, deeds, matter and things which the ATTORNEY think necessary and expedient for the purposed mentioned above in respect of the said land for schedule FSI even if they are not covered by the aforesaid acts.

And, the EXECUTANTS do hereby agree to confirm and ratify all those acts, deeds, matter and things done and/or cause to be done by the ATTORNEY in conformity with the Collaboration agreement shall construed as acts, deed matter and things done by the EXECUTANTS personally as if present shall be binding on the EXECUTANTS.

And, the EXECUTANTS and the ATTORNEY hereby agree that this special Power of Attorney is irrevocable as it has been granted to the ATTORNEY for a consideration receive under the collaboration agreement. Provided Always that nothing in contravention to the Collaboration agreement shall prevent the executants to revoke the same.

IN WITNESS WHEREOF, the EXECUTANTS through their duly authorized representatives have set forth their respective hands to this writing at Gurugram, Haryana on this day of 2022.

Instruction of Both Parties
DEEPAK KUMAR (Advocate)
Distt. Court, Gurugram

24/08/2022

Witnesses

1. Satish Kumar

H.N. 125, School Road
Ram Pura, Delhi-55

2. Devesh Sharma

H.No. 4620, Sector 23A

Gurugram

Executants

Mr. Arvinder Singh S/o late Shri Raghubeer
Singh R/o 253, Janakpuri, Bareilly, UP,

SPA Holder. Agrante Realty Ltd
through the Authorized Signatory

Mr. Rajeev Saxena

For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd

Authorized Signatory

LP
पॉवर ऑफ अटॉर्नी
दिल्ली, भारत
02 SEP 2022

Rajeev