

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 30/11/2023

Certificate No. GB302023K32



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

GRN No. 109984091



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Balkishan

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Farrukh nagar

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*52

Others : Etc



**Buyer / Second Party Detail**

Name : Hemis Infrastructure and Developers

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Sushant lok

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*52

Purpose : G P A

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



61  
1-12-2023

**GENERAL POWER OF ATTORNEY**

BE IT KNOWN TO ALL that we 1.Mr. Bal Kishan (Aadhar No. 2587 1820 1079) and 2. Mr. Shri Krishan Saini (Aadhar No. 3688 2270 0596), both sons of Sh. Jagdish Prasad and Resident of Ward No. 4, Farrukh Nagar (Rural-35), District Gurugram, Haryana, hereinafter referred to as "**Land Owners**" are co-owners and in physical possession of agriculture land at Village Sultanpur, Tehsil Farrukhnagar, District Gurugram; bearing Khewat No. 729//621, Khatauni No. 750, Hadbast No. 39, Rectangle No. 168// Killa No.

1/11/2019 2/11/2019

For Hemis Infrastructure And Developers  
Partner

प्रलेख न:61

दिनांक:01-12-2023

डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील फरूखनगर  
गांव/शहर सुलतानपुर

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये  
स्टाम्प नं : GB302023K32 स्टाम्प की राशि 1000 रुपये  
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:110034442 पेस्टिंग शुल्क 3 रुपये  
Drafted By: P S Service Charge:200

यह प्रलेख आज दिनांक 01-12-2023 दिन शुक्रवार समय 5:02:00 PM बजे श्री/श्रीमती /कुमारी  
Balkishan पुत्र Jagdish Prasad Shir Kishan Saini पुत्र Jagdish Prasad निवास Ward No 4 Farrukhnagar द्वारा पंजीकरण हेतु  
प्रस्तुत किया गया ।

बालकृष्ण

श्री कृष्ण

उप/संयुक्त पंजीयन अधिकारी ( फरूखनगर )

हस्ताक्षर प्रस्तुतकर्ता  
Balkishan Shir Kishan Saini

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Hemis Infrastructure And Developers thru Rajesh kumar OTHER हाजिर है । प्रतुत  
प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Rohtash Singh Namberdar पिता ---  
निवासी Farrukhnagar Tehsil Farrukhnagar Distt Gurgaon व श्री/श्रीमती /कुमारी Roop Kishor पिता Kewal Krishan  
निवासी Karooha Rohtak ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी( फरूखनगर )

10/2 (3-4), 11 (6-13), 20 (8-0), 26 (1-16) and Mustil (rectangle) No. 169// Killa No. 6/2 (3-1), 15 (8-0), 16 (8-0), 17 (4-0), 24/1 (3-8), 25/1 (4-0); Total Land 50K- 4M (Fifty Kanal Four Marla).

The Jamabandi 2018-19 and Aks-sizra, containing the details of the above Land is annexed herewith as **Annexure A1 (colly)**, referred to as "the Land/Said Land/Land").

WHEREAS we being lawful co-owners and in physical possession of Said Land are competent and entitled to deal with the same in any manner deemed fit by us. We have entered into Collaboration Agreement for the development of plotted colony under Deen Dayal Jan Awas Yojna (DDU Scheme) for the Said Land with **M/s HEMIS INFRASTRUCTURE AND DEVELOPERS**, a Partnership Firm, having its office at Plot No. B-723, Sushant Lok-1, Gurugram, Haryana, registered under the provisions of Partnership Act, through Partnership Deed bearing Vasika No. 856/27.10.2023, represented through its designated partners Mr. Rajesh Kumar s/o Sh. Inder Singh r/o House No. 830, Sector-14, Gurugram, duly authorised vide authority letter / Resolution dated 01.12.2023, herein referred to as **Developers**.

In terms of aforesaid Collaboration Agreement, parties in this Agreement had undertaken to execute this irrevocable General Power of Attorney in favor of Nominees of aforesaid Developers for carrying out the intents and objects of the Collaboration Agreement.

NOW BY THIS GENERAL POWER OF ATTORNEY, we hereby nominate, constitute and appoint the Developers i.e. **M/s HEMIS INFRASTRUCTURE AND DEVELOPERS, Partnership Firm**, through its designated partners Mr. Rajesh Kumar s/o Sh. Inder Singh, as our true lawful GENERAL POWER OF ATTORNEY Holder, with full authority to jointly/severally do the following acts, deeds and things for ourselves and our behalf and in our name.

1. To sign/apply/represent/submit /appear and follow-up with all the concerned regulatory Authorities and Government Departments, for and in respect of said land, the sanctions and approvals of lay out plan, letter of intent. License(s), Zoning Plans, Building Plans, Environment Clearances, PWD permissions, Forest Permissions, Fire Permissions, water permissions, Electrical permissions, Sewer permissions, Sewerage Treatment Plant's permissions, completion certificate and other permissions and approvals, as required under the law for the development, construction, completion of the project on the said land and submit all undertakings, agreements, affidavits, declarations, applications, bonds with the government or any other documents on behalf of the Developers/Company, as required from time to time in connection therewith.

21/12/23 21/12/23

For Hemis Infrastructure And Developers  
Partner

Reg. No.

Reg. Year

Book No.

61

2023-2024

4



पेशकर्ता

प्राधिकृत

गवाह

बालकृष्ण

श्री शर्मा

उप/सयुक्त पंजीयन अधिकारी  
फरुखनगर

पेशकर्ता :- Balkishan Shir.Kishan Saini

प्राधिकृत :- thru Rajesh kumar OTHER Hemis Infrastructure And  
Developers

गवाह 1 :- Rohtash Singh Nambardar

गवाह 2 :- Roop Kishor

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 61 आज दिनांक 01-12-2023 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 36.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 109 के पृष्ठ संख्या 61 से 63 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 01-12-2023



उप/सयुक्त पंजीयन अधिकारी फरुखनगर

2. To apply for and obtain licenses, permissions, NOC or any other documents from the government departments and concerned regulatory authorities.
3. To appear and act either personally or through its agent or authorized person/officers before all authorities, tribunals, courts, officers of the Government/Semi-Government/Local Bodies and/or any other statutory bodies for and in connection with the above purposes.
4. To undertake, appoint brokers and advertise the scheme and build up project in its own name by all or any means of mass media at its own expenses without any claim against the executants/Land owners.
5. To enter into property buyers/Allotment Agreement (s) i.e. Agreements (s) for sale of residential/commercial space constructed or unconstructed in the said land, in respect of the Developers share as per Collaboration Agreement.
6. To receive, acknowledge the receipt of sale consideration, payable by the allottee of units/portions of (s) residential/commercial spaces in the project with or without construction at own risk, as per the terms of Collaboration Agreement, in the name of the Developers(Firm)/Project or its Nominee and any other body.
7. To execute and get registered, by appearing before sub-Registrar, the Memorandum of Understanding, Agreement for sale, Sale Deeds, Lease Deeds, gift Deeds, relinquishment deeds etc. in respect of the developer share after obtaining the license.
8. To give formal/physical possession of the property(s) purchased by individual buyers by handing over vacant possession of such property constructed or unconstructed subsequent to or before execution of sale deed(s) or on such other terms as may be agreed with the purchasers.
9. To apply and obtain Income Tax clearance for sale of residential/Commercial space, if required subject to compliance of the terms of Collaboration Agreement.
10. To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the buyer and the Developer.
11. To give notice through a lawyer or personally insisting for payment of rent/license fee/sale amount/compensation for use and occupation and/or

०१/०८/२०१० २१/०८/२०१०

For Hemis Infrastructure And Developers  
Partner

moneys payable by such tenants /licensees /buyers or other occupants and also to call upon such occupants to vacate the premises.

12. To pass valid receipt in proper form for all moneys received or recovered from any tenant/licensees/buyers for the said properties as rent/compensation/sale amount etc.
13. To pay/challenge all demands of taxes, cesses, charges etc., and all other payment and outgoing whatsoever due and payable become due and payable for or on account of said properties to the authorities concerned.
14. To appoint and execute further General Power of Attorney (s) and Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Power of Attorney after obtaining License for DDU Scheme.
15. To do Specially all other acts and things as are necessary or are required to be done for the development, promotion, construction and completion of Residential/ Commercial Project of aforesaid land, in terms of Collaboration Agreement.
16. To enter into, make, sign and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purpose mentioned herein, subject to Collaboration Agreement, after obtaining Letter of Intent.
17. That the Attorney is entitled to file/defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority. The Attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision, etc., to the highest court or tribunal. The Attorney is entitled to sign vakalatnama, engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect the project, subject to terms of Collaboration Agreement.
18. To obtain "No Objection Certificate" from Town & Country Planning Department for sale of aforesaid project, subject to the terms of Collaboration Agreement, if required.





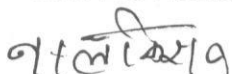
For Hemis Infrastructure And Developers  
  
Partner

19. That each and every power/authority conferred upon the Attorney by virtue of this document shall entitle the Attorney to exercise powers not only in respect of said Land referred to above but also develop Residential/Commercial Project on the Land referred to above, by the Developer in terms of license granted by Town and country Planning Department Haryana Chandigarh and in terms of Collaboration Agreement dated and/or for DDU Scheme.
20. To collect compensation, get issued C-forms to get en-cashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till apex court. The Attorney shall be entitled to execute any award/decree by filing appropriate proceedings including but not limited to institute contempt proceedings after obtaining the License.
21. That in the event of demise of any of the executants, the heirs and legal representatives of the deceased executants shall be bound to execute and register a fresh Power of Attorney containing identical terms and conditions in favor of the Developer/its nominees. The Power of Attorney shall continue to operate as far as surviving executants are concerned and in the event of demise of any power of Attorney holder, the similar Power of Attorney will be executed in favor of new Directors or Partners as the case may be. The Attorney shall be entitled to Specially do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for utilization and development of project land referred to above as a fully developed Residential/Commercial Project. The present Attorney is irrevocable one and the executants shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney(s) subject Collaboration Agreement dated 01.12.2023.
22. That the Attorney appointed herein in this General Power of Attorney would comply with all the terms and conditions of Collaboration Agreement and any terms contrary to the Collaboration Agreement would be deemed to be breach of the Collaboration agreement.

IN WITNESS WHERE OF THE executants have signed this General Power of Attorney.

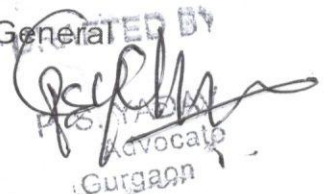
Executants:-

1. Mr. Bal Kishan



2. Mr. Shri Krishan Saini



NOTED BY  
  
Advocate  
Gurgaon

For Hemis Infrastructure And Developers  
  
Partner

For Hemis Infrastructure And Developers



Partner

GPA Holder:-

**M/s HEMIS INFRASTRUCTURE AND DEVELOPERS, Partnership Firm,**  
through its designated partners Mr. Rajesh Kumar s/o Sh. Inder Singh

Witnesses:-

1.



रोहतास सिंह नम्बरदार  
फरुखनगर, गुरुग्राम  
आधार-873570609959

2.   
Rajesh Kumar

राजेश कुमार स/ओ श. इंदर सिंह  
PID कार्यालय (पंजीयन)