Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 27/11/2025 05:27 PM

GRN No: 143054431

Stamp Duty Paid: ₹ 402822.00

Registration Fees: ₹ 50000.00

Stamp No. : GF/2025/7

Seller / First Party Detail

Name: [illegible]

Address: [illegible] VIHAR NAGAR DELHI 110017

Mobile: ****6485

Buyer / Second Party Detail

Name: FAITH FILM DTECH PVT LTD.

Address: MALVIYA NAGAR DELHI 110017

Mobile: ****7588

Purpose: AGREEMENT

THE SEAL OF THE SUB REGISTRAR

Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग

Joint Sub Registrar Office (संयुक्त उप-पंजीयक कार्यालय)

प्रलेख क्र.:10002

पंजीकरण दिनांक:27/11/2025 05:27 PM

दस्तावेज संबंधी विवरण (Token: GUR_SOH_KHA_999827134633130)

दस्तावेज का नाम COLLABORATION AGREEMENT (AGREEMENT)			
जिला- Gurugram	तहसील/सब-तहसील- Sohna	शहरी- Urban within MC Limit	भौगोलिक स्थिति- Other Areas
उप रजिस्ट्रार - SOHNA	गांव/शहर- Khalka(192)	पंचायत - NA	कालोनी - Khalka Village
पता - Khalka(192), Sohna, Gurugram			भू-भाग का खण्ड : Khalka

धन संबंधी विवरण

[illegible]	दस्तावेज [illegible]	कुल स्टाम्प शुल्क- 402822.00 रुपये
[illegible]	शहरी क्षेत्र शुल्क- 402822.00 रुपये	पंजीकरण फीस- 50000.00 रुपये
[illegible]	पंजिका शुल्क - 2 रुपये	पुस्तक फीस- 0
महिला फीस- 0	प्रस्तुतकर्ता - Citizen	विशेष सहायक अधिकारी (अधिकृत व्यक्ति) का नाम -
विलेख तैयार करने वाले का नाम: Akash Saini		

Land Direction Remark : na

Urban Local Body (ULB) Details

Property Id	Name	Relation	Relative	Total Area	Area Unit	Property Type	Property Subtype	No Duco	Converted Area	Converted Area Unit	Authori
2TBONW35	FAITH BUILDTECH			61377.229	SqYard	Agriculture/Horticulture - Agricultura/Horticultur	Agriculture/Horticulture	0.00	51319.18	sqmeter	Yes

Property Id	Name	Relation	Relative	Total Area	Area Unit	Property Type	Property Subtype	No Duce	Converted Area	Converted Area Unit	Authori
	PRIVATE LIMITED										

भुगतान का प्रकार

Payment By	Number	Amount	Bank Name	Date
Cheque	already paid on year 2012	20141100	by online and cash	19-10-2012




REGISTRAR

हस्तांतरण भूमि का विवरण

Village Name	Murabba	Khasra
Khaika(192)	22	6/1
Khaika(192)	22	7/1
Khaika(192)	22	8/1
Khaika(192)	22	7/1
Khaika(192)	19	9
Khaika(192)	20	6
Khaika(192)	20	7
Khaika(192)	20	8/1
Khaika(192)	19	10
Khaika(192)	19	2/2/2

EXECUTANT Name	Khewat	Total Hissa (In Marla)	Bhag	Hissa Transfer (In Marla)	Buyer Name	Buyer's Relative Name
मै0 विद्याश डीलबिल्ड प्रा लि दिवारा लल मंगल हजल गई दिल्ली	62	68.00	1/1	68.00	FAITH BUILDTECH PVT LTD	
मै रोकबोल डीलबिल्ड प्रा लि	62	40.00	1/1	40.00	FAITH BUILDTECH PVT LTD	
मै0 एसबोल रियल ईस्टेट प्रा लि	75	160.00	1/1	160.00	FAITH BUILDTECH PVT LTD	
मै0 [illegible] प्रा लि जगदीश कुमार/खाली पुत्र	79	408.00	1/1	408.00	FAITH BUILDTECH PVT LTD	
मै0 एसबोल रियल ईस्टेट प्रा लि अन्य कुमार/खाली पुत्र	86	160.00	1/1	160.00	FAITH BUILDTECH PVT LTD	
मै0 रोकट डीलबिल्ड प्रा लि अन्य कुमार/खाली पुत्र	94	43.00	1/1	43.00	FAITH BUILDTECH PVT LTD	

First Party (EXECUTANT) Details (प्रथम पक्ष (पेशकर्ता) विवरण)

Name	Mobile	ID Type	ID Proof	PAN Number	Gender	Address	Attendance Status	Sign
मै0 विद्याश डीलबिल्ड प्रा लि दिवारा लल मंगल हजल गई दिल्ली	****6485	Aadhaar	****	****7D2g	NA	MALVIYA NAGAR DELHI 110017	Present	Upendra
मै रोकबोल डीलबिल्ड प्रा लि	****6485	Aadhaar	****	****ncaY	NA	MALVIYA NAGAR DELHI 110017	Present	Upendra
मै0 एसबोल रियल ईस्टेट प्रा लि	****6485	Aadhaar	****	****AkWM	NA	MALVIYA NAGAR NEW DELHI 110017	Present	Upendra
मै0 [illegible] प्रा लि जगदीश कुमार/खाली पुत्र	****6485	Aadhaar	****	****QlyK	NA	MALVIYA NAGAR DELHI 110017	Present	Upendra
मै0 [illegible] प्रा लि अन्य कुमार/खाली पुत्र	****6485	Aadhaar	****	****ALWM	NA	MALVIYA NAGAR DELHI 110017	Present	Upendra
मै0 रिमट कोलबिल्ड प्रा लि अन्य कुमार/खाली पुत्र	****6485	Aadhaar	****	****oUjv	NA	MALVIYA NAGAR DELHI 110017	Present	Upendra

Second Party (CLAIMANT) Details (दूसरा पक्ष (दावेदार) का विवरण)

Name	Relation	Relative Name	Mobile	ID Type	ID Proof	PAN Number	Address	Gender	Transfer Hissa(In Marla)	Attendance Status	Sign
FAITH BUILDTECH PVT LTD			****7586	NA	****	****	MALVIYA NAGAR DELHI 110017	NA	879.00	Present	Sandeep

Witness Details (गवाहों का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address	Attendance Status	Sign
SUDESH KUMAR	Son (पुत्र)	HEM SINGH	****8941	****8529	Male	Advocate	GURUGRAM	Present	
SRI CHAND	Son (पुत्र)	KUNDAN	****2021	****2110	Male	Numberdar	ALIPUR	Present	

Covered Area Details

Area	Unit
0.00	SY
0.00	SY

Area	Unit
0.00	SY
0.00	SY
0.00	SY
0.00	SY

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध: collaboration aggrement attached with it


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First Party (पेशकर्ता)	Second Party (द्वितीय पक्ष)	Witness (गवाह)
		

Vijendra Sandeep

यह प्रलेख आज दिनांक 27-11-2025 दिन गुरुवार समय 05:30 PM बजे मैसर्स विशाल प्रोपविल्ड प्रा लि तिसरा तल केवल हाउस नई दिल्ली, मै.सेक्सेस प्रोपविल्ड प्रा.लि., मै० परतस्पेन रियल ईस्टेट प्रा लि, m/s coral build home pvt ltd अन्य कुसुम/खाती पुत्र, मै० पैनर कोनविल्ड प्रा लि अन्य कुसुम/खाती पुत्र, FAITH BUILDTECH PVT LTD हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्ष ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान वीजीसी SUDESH KUMAR Son (पुत्र) HEM SINGH, निवासी :- GURUGRAM; SRI CHAND Son (पुत्र) KUNDAN, निवासी :- ALIPUR ने की।

गवाही सं. 1 की पहचान प्रतिभूति के रूप में जानते हैं तथा वह गवाही सं. 2 की पहचान करता है।

दिनांक 27-11-2025

संयुक्त उप पंजीयन अधिकारी, Sohna

JOINT SUB REGISTRAR SOHNA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक _____ आज दिनांक _____ को बही नं ___ जिल्द नं ____ के पृष्ठ नं _____ पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या ___ जिल्द नं ___ के पृष्ठ संख्या ___ से ___ 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 27-11-2025

संयुक्त/ उप पंजीयन अधिकारी, Sohna

JOINT SUB REGISTRAR SOHNA

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the EXECUTANT/CLAIMANT/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज का पंजीकरण यह स्वतः नहीं दर्शाता कि उसमें वर्णित संपत्ति (मालिकाना हक) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीयन अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि पक्षकार/दावेदार/गवाह/पहचानकर्ता जानबूझकर दस्तावेज से संबंधित कोई भी गलत जानकारी देता है तो भारतीय न्याय संहिता (BNS) की धारा 212 के अंतर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 27-11-2025

संयुक्त/ उप पंजीयन अधिकारी, Sohna

JOINT SUB REGISTRAR SOHNA



COLLABORATION AGREEMENT

Type of Deed	: Collaboration Agreement
Name of Village	: Khaika
Name of Tehsil	: Sohna
Type of Land	: Freehold Agricultural Land
Area	: 102 Kanal 15 Marla or 12.84375 Acres
Stamp Duty	: Rs 2,01,41,100/- (Circle rate Rs 2,61,36,000/- X 3 times X land area of 12.84375 acres X 2%)
Stamp certificate Number	:

COLLABORATION AGREEMENT

This COLLABORATION AGREEMENT (**'Agreement'**) is made and executed at Sohna on this 27th day of November ,2025.

BETWEEN

Faith Buildtech Private Limited, (CIN U45200DL2007PTC157412)a company incorporated under the Companies Act, 2013 and having its registered office at C-4, 1st Floor, Malviya Nagar New Delhi-110017 through its authorized signatory, Shri Sandeep Dhiman duly authorized vide its respective board resolution dated 03.10.2025 (hereinafter referred to as the **"Developer"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, administrator, attorney, nominees and permitted assigns) of the **FIRST PART**;

AND

Vishwas Propbuild Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "Vishwas", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SECOND PART**;

AND

Coral Buildhome Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Nagar, New Delhi- 110017) represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "Coral", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **THIRD PART**;

AND

Manor Conbuild Private Limited, a company existing under the Companies Act, 2013 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015, through its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Manor/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FORTH PART**;

AND

Pearl Stone Real Estate Private Limited [(CIN U45203DL2012PTC236017.) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FIFTH PART**;

AND

Success Propbuild Private Limited [(CIN U70100DL201PTC212798) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SIXTH PART**;

AND



Adishwar Realestate Private Limited [(CIN U70101DL2011PTC213038) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SEVENTH PART**;

The Developer and the Land Owning Companies are collectively referred to as the "Parties".

WHEREAS:

(A) The Land Owning Companies are the owners and in exclusive possession of freehold land area bearing Rect No 20, Killa No 6(8-0) , 7(8-0),8/1(4-8) , total 20 Kanal-8 Marla (owned by Coral Buildhome Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon , Rect No 19, Killa no 11(8-0), 20min(6-13), 21min(1-1), Rect No 20, Killa No 8/2(3-12), 9(4-8),12/1(4-8),12/2(4-8), 13(8-0),14(8-0),15(8-0), Rect No 22, Killa No 4min(5-1),5min(1-4),Rect No 23, Killa No 1min(0-4),total 62 Kanal-19 Marla (owned by Adishwar Real Estate Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No22, Killa no 7/1(min(2-8), total area 2 Kanal-8 Marla (owned by Vishwas Propbuild Pvt Ltd 68/108 share, Success Propuild Pvt Ltd 40/108 share) situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa no 2/2/2 (2-3) , total 2 Kanal-3 Marla(owned by Manor Conbuild Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa No 9min(5-11) , 10(8-0) , Total 13 kanal-11 Marla (owned by Pearl Stone Real Estate Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 22, Killa No 7/1min(1-6) , total land 1 Kanal-6 Marla (owned by Vishwas Propbuild Pvt Ltd 17/27 share and Success Propbuild Pvt Ltd 10/27 share , situated in the revenue estate village Khaika, Tehsil Sohna , distt Gurgaon, in total land area

admeasuring 102 Kanal 15 Marla/ 12.84375 along with all vested rights and appurtenant, proportionate interests, more fully scheduled herein below, situated in revenue estate of Village Khaika , Sector- 4 & 28, Tehsil Sohna District Gurugram as per current Jamabandi and relevant Mutation and Farad badar (hereinafter also referred to as the **said "Land"):**

(B) The Developer in collaboration with the Land Owning Companies intends to construct and develop a plotted residential colony over the Schedule Land and /or under any other applicable policy (hereinafter referred to as the "Project") as permitted by Director General Town and Country Planning Haryana, Chandigarh (hereinafter referred to as "DTGCP") and/or by any other competent authority(s) (hereinafter referred to as 'Governmental Authorities').

(C) That in case License for development is not granted by DGTCP, Haryana and the Developer intends to develop a project such as affordable plotted colony/affordable group housing colony/Group Housing Colony/Commercial colony/mixed land, Residential plotted colony, New Integrated Licensing Policy colony/IT/Cyber Park etc., as permitted by DTCP and/or Governmental Authorities under policies such as Transit Oriented Development (TOD) Affordable Group Housing Policy, Group Housing, Commercial and Residential Plotted Colony, New Integrated Licensing Policy etc., then the Land Owning Companies consent to such development 0f the said Land.

(D) The Land Owning Companies have agreed with the Developer to jointly apply and obtain License, permissions, sanctions and approvals etc., of its land as described herein below for the purpose of developing the Project in accordance with the rules, regulations, bye laws, sanctions, permits, licenses to be obtained from DGTCP, Haryana and/or Governmental Authorities.



(E) The Parties further represent, warrant and assure that they have absolute rights to deal with, transfer or dispose of, authorize for their respective land to be developed as the Project and there is no bar/restriction/impediment for its intended use and development from any quarters.

(F) That said land area is already have registered MOU amongst developer and land owners vide vasika bearing number 4725 dated 19.10.2012 and land area bearing Rect No 23 , Killa No 1 min and Rect No 22, killa no 5 min is part of MOU bearing vasika number 4718 dated 19.102012, both the documents are registered before office of the Sub Registered At Sohna, Gurgaon . The present collaboration agreement is in furtherance and addendum to both the registered MOU amongst developer and land owners. That development right agreements were already executed between developer and individual land owner for transfer of development rights.

(G) That the Parties hereto now wish to record and set out the detailed terms & conditions as appearing hereinafter in this Agreement.

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED, DECLARED, AND COVENANTED BY AND BETWEEN THE PARTIES AS UNDER: -

1. The Preliminary recitals along with Schedule Land form integral part of this Agreement.

2. That the Land Owning Companies have agreed with the Developer to apply for the filing application(s) for grant of license, permissions, no objection certificate and approvals etc. and to obtain all the statutory approvals required for development of the


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GHANA

Project on the Schedule Land from DGTCP, Haryana/Governmental Authorities.

3. That the Land Owning Companies hereby have authorized the Developer to act, represent for and on their behalf for obtaining various approvals, LOI, licenses, submit scrutiny fee, license fee or any other fee and deposit etc. and obtain sanctions required for construction and development of the Project. The Developer has accepted the authorizations and agreed to act for and on behalf of Land Owning Companies and for this purpose, the Land Owning Companies have passed a resolution through its Board of Directors to authorize the Developer to act on their behalf as per this Agreement.

4. That the Developer and Land Owning Companies represent and warrant that:

a) The Schedule Land is free from charge, lien, mortgage, lease, tenancy, easement rights, adverse possession, customary rights, requisition, acquisition, equitable interest, assignment by way of security, conditional sales contract, loan, arrears, tax, outstanding, will, gifts, exchanges, security, agreement to sell, collaboration, memorandum of understanding, joint venture, court attachment, stay order, family disputes, trespassers, structures, transformers, squatters, option, security interest, liability, place(s) of worship,hazardous material,pollutants, underground/overhead water tanks, pipelines and transmission lines, water body(ies), wells, or any other proceeding or encumbrance, etc. of any kind.

b) All outgoings with respect to the Schedule Land such as land revenue till the date hereof have been paid in full. However if


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any outstanding till the date of these presents is found it shall be promptly paid by the respective owner/Party.

c) There are no disputes, actions, claims or demands by/with any party or owner or occupant of adjoining or neighboring land with respect to any easement, right or means of access to the Schedule Land or its use and occupation or in relation to any neighboring property or its use or occupation, nor are the Parties aware of any circumstance that may lead to the same and no notices affecting the Schedule Land has been given or received.

d) That, without prejudice to its obligations in terms of the preceding sub-clause, the Land Owning Companies shall from time to time execute/further authorize Developer or its appointed nominee, as may be required, inter alia for change of land use of the Schedule Land, making applications, obtaining of requisite permissions, licenses and permits and submit or refund of fee for carrying on development over the Schedule Land of a colony commercial and/or residential and other types of real estate developments, demarcation, mutation of Schedule Land, etc.

e) That after the execution of this Agreement, the Developer Company shall deal with the DGTCP, Haryana / Governmental Authorities, and shall make the payment of all statutory fees and charges (including any increase thereof) to the concerned authority / department as may be required for obtaining requisite permissions, and permits for carrying on development of the Project over the Schedule Land and any other types of real estate developments and the Parties to this Agreement shall pay/contribute their respective share in proportion to their holding in the Schedule Land.

FAITH BUILDTECH PVT. LTD.


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f) That any increase in FAR/FSI due to change in Govt. policy shall be shared by Faith Buildtech Private Limited in the Schedule Land.

g) Without prejudice to the forgoing, the Land Owning Companies undertake to fully indemnify the Developer against all and any losses, costs, expenses suffered and/or incurred by the Developer due to any misrepresentation, defect in title of the Land Owning Companies or due to any encumbrances over the Land Owning Companies in the Schedule Land or any of the above representation, warranty or undertaking being found incorrect, false or unfulfilled, at any time.

5. That the Land Owning Companies have handed over the copies of ownership documents of the Schedule Land to the Developer such as sale deeds, jamabandis, mutations, khasra girdawaris, etc. and further undertake to produce any further document or proof of ownership of the Schedule Land as may be required by the Developer, from time to time for purposes of obtaining license/CLU or any other approval or sanction to be obtained from DGTCP, Haryana /Governmental Authorities.

6. That in due course the Land Owning Companies shall get executed and registered General Power of Attorney (GPA) and Special Power of Attorney (SPA) in favour of the Developer to do all such acts & deeds for grant of license, building plan, filing of applications, affidavits and all documents incidental thereto for grant of license and all statutory sanctions and approvals for construction & development.

7. That subsequent to written consent from the Land Owning Companies, the Developer may nominate or assign all and/or any of its rights and/or obligations under this Agreement to any third person(s). The Land Owning Companies will execute all such


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documents, consent and NOC that may be required by Developer to nominate or assign or transfer all and/or any of its rights to any third person(s) as required under policy parameters for allowing change in beneficial interest, viz., change in developer; assignment of joint development rights and/or marketing rights etc. in a license granted under act no 8 of 1975 dated 18.02.2015.

8. That in the event of any flaw or defect in the title of the Land Owning Companies in the Schedule Land or for any other reason beyond the control of the Developer or any 'Force Majeure' circumstance, the Developer is unable to get the CLU/ license/ permission/ sanction for development of the Schedule Land as agreed herein, or this Agreement is rendered impossible of performance under any provision of law or direction of the State Govt. or any other statutory authority(ies) of the State Govt. or the Central Govt., any payments received by the Developer from Land Owning Companies, shall be refunded and paid back to the Land Owning Companies within a period of one month upon receipt of such payments from statutory authorities, but without payment of any interest or compensation.

9. That simultaneously with execution of this Agreement, the Land Owning Companies shall execute and register necessary General power of attorney/ documents required for granting powers to the Developer or its nominee for executing the rights over the Schedule Land as set herein and receiving sale consideration in its name and issuing receipt thereof, effecting allotment, transfer/conveyance of Plots/Flats/Units and execute and register the documents on behalf of Land Owning Companies for such sale/conveyance of the plots/flats/units.

10. That the registration of the Project under HRERA, Gurgaon shall be applied and obtained by the Developer at its own cost and expense. The Land Owning Companies shall provide all relevant document/information, affidavits/undertaking that may be required by the HRERA for registration of the Project. It is hereby clarified


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that, the registration of the Project under HRERA shall be obtained in the name of the Developer.

11. That the entire Project shall be branded, marketed, advertised and sold in the name and manner and under the brand and logo as the Developer may deem fit. The name and logo of the Project as decided by the Developer shall be used for all marketing materials, including all marketing communication, brochures and advertisements. That all obligations under HRERA shall be complied by Developer i.e Faith Buildtech Private Limited.

12. That the Land Owning Companies shall not be responsible and liable in any manner whatsoever, for the implementation of the Project over the Schedule Land, its quality, adherence to be required for specifications, safety, etc., or to incur any cost or expense therefor.

13. That the performance of the obligations by the Parties hereto under this Agreement shall be subject to "FORCE MAJEURE" conditions, such as, earthquake, lightning, civil commotion, pandemic, war, enemy action or any other similar circumstance beyond the reasonable control of the Parties.

14. That Developer is free to submit request/apply for grant of any License under any of the policies as mentioned above over the Project land and the Land Owning Companies will have no objection to the proposal submitted by the Developer for grant of License and development of Project.

15. That the Land Owning Companies shall have no objection if the Developer migrates the existing Licenses into any other type of development as envisaged under the "Policy for Migration of License into other use" and the Land Owning Companies will sign and submit the consent/NOC required for migration of License and adjustment of fee and charges.

FAITH BUILDTECH PVT. LTD.


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16. That simultaneous to the execution of this Agreement, the Land Owning Companies shall permit the Developer to enter upon the Schedule Land for promotion, development, construction of the Project, as permitted under applicable laws.

17. That Faith Buildtech Private Limited shall have right to mortgage the Said Land for purpose of grant of loan and on such event the land owning entities / companies shall have no objection for such grant of loan and shall sign all requisite loan documents.

18. That it has been agreed between the parties that as land owning entities / companies have already assigned development rights of Scheduled Land to the Developer and has received its share allocation @ Rs.50,000/- per acre, hence now the entire revenue would be on-account of the Developer only. That the developer Faith Buildtech had already entered into development right agreements with individual land owners.

19. That it has been agreed between the parties that in order to do the construction and development activities over the Scheduled Land, the Developer may appoint any vendor, consultant, supplier etc. at its own i.e. without any consent from land owning companies as mentioned in this agreement.

20. That by virtue of this Agreement all necessary rights, obligations, and entitlements with respect to sale, market, construction and development of the Project have been devolved upon Developer and the Developer shall construct and develop the Project on the said Schedule Land in accordance with the license, layout plans, building sanctioned plans, services plans.

21. That the Developer shall be responsible for compliance of all the terms and conditions of license provision under Act of 1975 and rule 1976 till the grant of final completion certificate with respect to


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the Project or relieved of the responsibility by the DGTCP,Haryana whichever is earlier.

22. That the Parties shall abide by all the terms and conditions of the license granted by DGTCP, Haryana/Governmental Authorities including all and/or any other condition imposed by Director, Town & Country Planning, Haryana from time to time thereafter.

23. That any change, modification or alteration or any amendment, whatsoever, in this Agreement shall be made only with mutual written consent of the Parties hereto before the grant of Letter of Intent by DGTCP, Haryana. However, upon grant of letter of Intent/license, this Agreement is irrevocable and any change, alteration, modification, etc., in this Agreement shall be effected by the Parties only upon obtaining prior approval of the DGTCP.

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24. The stamp duty, registration charge and all other expense pertaining to this Agreement shall be borne by the Developer.

25. That this Agreement shall in no manner be construed as creating any partnership or principal to agent relationship between the Parties.

26. That if any part of this Agreement is determined to be void or unenforceable, the said part shall be deemed to have been amended or deleted and the remaining provisions of this Agreement shall remain operative provided those are capable of performance.

27. That all notices and letters shall be sent through registered post acknowledgement due to the other party at the address(es) first above written or at such duly notified change of address.

28. All or any disputes arising out of or touching upon or in relation to the terms of this Agreement or its termination including

FAITH BUILDTECH PVT. LTD.


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the interpretation and validity of the terms hereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions failing which the same shall be settled through reference to a sole Arbitrator to be appointed jointly by the Parties, whose decision shall be final and binding upon the Parties. The parties hereby confirm that it shall have no objection to the appointment of such sole Arbitrator. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereto and shall be held at the Company's offices or at a location designated by the said sole Arbitrator in Gurgaon. The language of the arbitration proceedings and the Award shall be in English. The parties will share the fees of the Arbitrator in equal proportion.

29. This Agreement shall be governed by laws of India and shall be subject to the courts at Sohna and / or Gurugram.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed on the day, month and year first herein above written.

For & on Behalf of:
Developer

Authorized Signatory

For & on Behalf of:
Land Owning Companies

Authorized Signatory


THE SEAL OF
THE SUB REGISTRAR

WITNESSES:

1.

2.


THE SEAL OF
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FAITH BUILDTECH PRIVATE LIMITED

REGD. OFFICE: C-4, 1ST FLOOR, MALVIYA NAGAR, NEW DELHI-110017

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON 3RD DAY OF OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IREO CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA -122101.

"RESOLVED THAT Consent of the Board of Directors be and is hereby accorded to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony on land parcels admeasuring 12.68125 Acres (details below) under Deen Dayal Jan Awas Yojna (DDJAY) Policy situated at Sector-4 & Sector- 28, Sohna, falling under Village Sohna & Khaika, District Gurugram, to be developed by the company i.e M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R Land Schedule Sector - 4 & 28(12.68125 Acres)

1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khaika	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share), & Success Propbuild Pvt. Ltd. (40/108 Share).						

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FAITH BUILDTECH PRIVATE LIMITED

REGD. OFFICE: C-4, 1ST FLOOR, MALVIYA NAGAR, NEW DELHI-110017

	Khaika	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khaika	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to Sign, execute and register a Collaboration Agreement and General Power of Attorney amongst the Company i.e Faith Buildtech Private Limited (Developer) and Coral Buildhome Pvt. Ltd.; Manor Conbuild Pvt. Ltd.; Adishwar Real Estate Pvt. Ltd; Pearl Stone Real Estate Pvt. Ltd; Vishvas Propbuild Pvt. Ltd and Success Propbuild Pvt. Ltd. (land owning Companies (LOCs)) for the development of said 12.68125 Acres land parcels.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abbal Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign, execute and register (if required) the said Collaboration Agreement and General Power of Attorney and appear before the concerned registrar/ sub-registrar for registration and to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana,Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office Gurugram; Revenue Department Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and to do all such acts, deeds and things to give effect to this resolution.

FAITH BUILDTECH PRIVATE LIMITED

REGD. OFFICE: C-4, 1ST FLOOR, MALVIYA NAGAR, NEW DELHI-110017

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Faith Buildtech Pvt. Ltd.

Aatish Solanki
(Director)
DIN: 09607516

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Faith Buildtech Pvt. Ltd.

Aatish Solanki
(Director)
DIN: 09607516

PEARLSTONE REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PEARLSTONE REAL ESTATE PRIVATE LIMITED (COMPANY) HELD ON 10TH DAY OF OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IREO CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA-122101.

"RESOLVED THAT Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under DDJAY Policy on land parcles admeasuring 12.68125 Acres (details below) in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khaika, District Gurugram, to be developed M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R Land Schedule Sector - 4 & 28(12.68125 Acres)							
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khaika	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share), & Success Propbuild Pvt. Ltd. (						

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PEARLSTONE REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

	40/108 Share).						
	Khalka	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khalka	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khalka	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to enter into and execute a Collaboration Agreement and General Power of Attorney with M/s Faith Buildtech Private Limited for the purposes of applying to the Directorate of Town & Country Planning, Haryana, for the grant of license under Deen Dayal Jan Awas Yojna (DDJAY) policy for development of a plotted colony on the land owned by the company and forming part of the total land admeasuring 12.68125 Acres.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abbal Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana, Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office, Gurugram; Revenue Department, Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and to do all such acts, deeds and things to give effect to this resolution.

PEARLSTONE REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Pearlstone Real Estate Private Limited
For Pearlstone Real Estate Pvt. Ltd.

Director/Auth.Signatory

Brij Mohan Gupta
Director
DIN: 00983992

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Pearlstone Real Estate Private Limited
For Pearlstone Real Estate Pvt. Ltd.

Director/Auth.Signatory

Brij Mohan Gupta
Director
DIN: 00983992

Manor Conbuild Private Limited

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON THE 10TH DAY OF OCTOBER, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 305, 3RD FLOOR, KANCHAN HOUSE, KARAMPURA COMMERCIAL COMPLEX, NEW DELHI-110015.

"**RESOLVED THAT** Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under DDJAY Policy on land parcles admeasuring 12.68125 Acres (details below) in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khaika, District Gurugram, to be developed M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R	Land Schedule Sector - 4 & 28(12.68125 Acres)						
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khaika	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share), & Success Propbuild Pvt. Ltd. (40/108 Share).						

Business Add: Ireo Campus, Archview Drive, Ireo City, Golf Course Extension Road, Gurugram – 122101, Haryana; Ph: 0124-4795000 Email id: manor.conbuild@gmail.com; CIN # U45400DL2007PTC162922

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Manor Conbuild Private Limited

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

	Khaika	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khaika	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to enter into and execute a Collaboration Agreement and General Power of Attorney with M/s Faith Buildtech Private Limited for the purposes of applying to the Directorate of Town & Country Planning, Haryana, for the grant of license under Deen Dayal Jan Awas Yojna (DDJAY) policy for development of a plotted colony on the land owned by the company and forming part of the total land admeasuring 12.68125 Acres.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abbal Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana, Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office, Gurugram; Revenue Department, Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and to do all such acts, deeds and things to give effect to this resolution.

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Manor Conbuild Private Limited

Rajesh Kumar Saini
Director/Director/Authorised Signatory
DIN: 08873114

Manor Conbuild Private Limited

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Manor Conbuild Private Limited

Rajesh Kumar Saini
Director/Auth. Signatory
DIN: 08873114

SUCCESS PROPBUILD PRIVATE LIMITED

(Earlier Known as ACHEIVERS REAL ESTATE PRIVATE LIMITED)

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON 10TH DAY OF OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IRED CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA-122101.

"RESOLVED THAT Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under Deen Dayal Jan Awas Yojna (DDJAY) Policy on land parcles admeasuring 12.68125 Acres (details below) in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khaika, District Gurugram, to be developed by M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R Land Schedule Sector - 4 & 28(12.68125 Acres)							
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khaika	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share), & Success Propbuild Pvt. Ltd. (						

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SUCCESS PROPBUILD PRIVATE LIMITED

(Earlier Known as ACHEIVERS REAL ESTATE PRIVATE LIMITED)

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017.

	40/108 Share).						
	Khaika	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khaika	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to enter into and execute a Collaboration Agreement and General Power of Attorney with M/s Faith Buildtech Private Limited for the purposes of applying to the Directorate of Town & Country Planning, Haryana, for the grant of license under Deen Dayal Jan Awas Yojna (DDJAY) policy for development of a plotted colony on the land owned by the company and forming part of the total land admeasuring 12.68125 Acres.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abbal Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana, Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office, Gurugram; Revenue Department, Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and

to do all such acts, deeds and things to give effect to this resolution.

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Success Propbuild Private Limited
For Success Propbuild Pvt. Ltd.

Director / Authorised Signatory

Brij Mohan Gupta

Director

DIN: 00983992

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Success Propbuild Private Limited
For Success Propbuild Pvt. Ltd.

Director / Authorised Signatory

Brij Mohan Gupta

Director

DIN: 00983992

Vishwas Propbuild Pvt. Ltd.

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON 10TH OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IREO CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA-122101.

"**RESOLVED THAT** Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under DDJAY Policy on land parcles admeasuring 12.68125 Acres.(details below) in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khaika, District Gurugram, to be developed M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R	**Land Schedule Sector - 4 & 28(12.68125 Acres)**						
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	**Rect. No.**	**Killa No.**	**Total Area**		**Taken Area**	
				K	**M**	**K**	**M**
	Khaika	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	**20**	**8**	**20**	**8**
						2.55	**Acres**
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khaika	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	**84**	**71**	**60**	**59**
						7.86875	**Acres**
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share). & Success Propbuild Pvt. Ltd. (40/108 Share).						

Vishwas Propbuild Pvt. Ltd.

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

	Khalka	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khalka	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khalka	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to enter into and execute a Collaboration Agreement and General Power of Attorney with M/s Faith Builditech Private Limited for the purposes of applying to the Directorate of Town & Country Planning, Haryana, for the grant of license under Deen Dayal Jan Awas Yojna (DDJAY) policy for development of a plotted colony on the land owned by the company and forming part of the total land admeasuring 12.68125 Acres.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abhai Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana, Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office, Gurugram; Revenue Department, Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and to do all such acts, deeds and things to give effect to this resolution.

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Vishwas Propbuild Private Limited
For Vishwas Propbuild Pvt. Ltd.

Sukesh Kumar
Director
DIN: 10498208 Director/Auth. Signatory

Vishwas Propbuild Pvt. Ltd.

Regd. Off: 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Vishwas Propbuild Private limited

Director/Auth. Signatory

Sukesh Kumar
Director
DIN: 10498205

ADISHWAR REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 10th DAY OF OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IREO CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA-122101.

"**RESOLVED THAT** Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under DDJAY Policy on land parcles admeasuring 12.68125 Acres (details below) in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khalka, District Gurugram, to be developed M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R	Land Schedule Sector - 4 & 28(12.68125 Acres)						
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khalka	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khalka	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share), & Success Propbuild Pvt. Ltd. (40/108 Share).						

Business Address: Ireo Campus, Archview Drive, Ireo City, Golf Course Extension Road, Gurugram - 122101, Ph: 0124-4798000, Email Id: adishwarrealestate@gmail.com; CIN # U70101DL2011PTC213038

ADISHWAR REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

	Khaika	22	7/1	3	14	2	8
			Total	3	14	2	8
						0.30	
1	Land owned by Manor Conbuild Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khaika	19	2/2/2	2	3	2	3
			Total	2	3	2	3
						0.26875	Acres
5	Land owned by Pearl Stone Real Estate Pvt. Ltd.						
	Khaika	19	9	8	0	5	11
			10	8	0	8	0
			Total	16	0	13	11
						1.69375	Acres
					TOTAL	97 -	89
						12.68125	

RESOLVED FURTHER THAT consent of the Board of Directors be and is hereby accorded to enter into and execute a Collaboration Agreement and General Power of Attorney with M/s Faith Buildtech Private Limited for the purposes of applying to the Directorate of Town & Country Planning, Haryana, for the grant of license under Deen Dayal Jan Awas Yojna (DDJAY) policy for development of a plotted colony on the land owned by the company and forming part of the total land admeasuring 12.68125 Acres.

RESOLVED FURTHER THAT Mr. Upendra Khanduri, Mr. Abbal Singh Rawat, Mr. Vikas Kharb, Mr. Virender Singh and Mr. Sandeep Dhiman be and are hereby severally or jointly authorized on behalf of the company; to sign and submit application, affidavit, consent, indemnity bond, No Objection Certificate, Undertaking and/or such other document with the office of Director, Town and Country Planning Haryana, Chandigarh; Haryana Urban Development Authority; Directorate of Urban Local Bodies Haryana; Municipal Corporation of Gurugram; Deputy Commissioner office, Gurugram; Revenue Department, Haryana; Haryana Shehri Vikas Pradhikaran (HSVP); State Pollution Control Board Haryana; Airports Authority of India New Delhi; Department of Environment Haryana; Department of Forest Haryana (if required) and other appropriate Authorities and/or department and to do all such acts, deeds and things to give effect to this resolution.

ADISHWAR REAL ESTATE PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

RESOLVED FURTHER THAT certified true copy of the resolution be submitted wherever and whenever required under the signatures of any director of the Company."

For Adishwar Real Estate Private Limited

For Adishwar Real Estate Pvt. Ltd.

Sukesh Kumar

Director Director/Auth. Signatory

DIN: 10498205

Attested Signature of Authorised persons:

(Mr. Upendra Khanduri)	(Mr. Abbal Singh Rawat)	(Mr. Vikas Kharb)	(Mr. Virender Singh)	(Mr. Sandeep Dhiman)

For Adishwar Real Estate Private Limited

For Adishwar Real Estate Pvt. Ltd.

Sukesh Kumar

Director Director/Auth. Signatory

DIN: 10498205

CORAL BUILDHOME PRIVATE LIMITED

Regd. Off. C-4, 1st Floor, Malviya Nagar, New Delhi-110017

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CORAL BUILDHOME PRIVATE LIMITED (COMPANY) HELD ON 10TH DAY OF OCTOBER, 2025 AT IREO CAMPUS, ARCHVIEW DRIVE, IREO CITY, GOLF COURSE EXTENSION ROAD, GURUGRAM, HARYANA-122101.

"**RESOLVED THAT** Consent of the Board of Directors be and is hereby accorded to issue NOC or authorize M/s Faith Buildtech Private Limited to apply/file application with Directorate of Town & Country Planning, Haryana, Chandigarh (DTCP) for grant of license for plotted colony under DDJAY Policy on land parcles admeasuring 12.68125 Acres (details below)acres in collaboration with M/s Faith Buildtech Private Limited falling under Sector-4 & Sector- 28, Sohna, Village Sohna & Khalka, District Gurugram, to be developed M/s Faith Buildtech Private Limited in consortium with other Land Owing Companies (LOCs).

R	Land Schedule Sector - 4 & 28(12.68125 Acres)						
1	Land owned by Coral Buildhome Pvt. Ltd.						
	Village	Rect. No.	Killa No.	Total Area		Taken Area	
				K	M	K	M
	Khalka	20	6	8	0	8	0
			7	8	0	8	0
			8/1	4	8	4	8
			Total	20	8	20	8
						2.55	Acres
2	Land owned by Adishwar Real Estate Pvt. Ltd.						
	Khalka	19	11	8	0	8	0
			20	7	11	6	13
			21	7	12	1	1
		20	8/2	3	12	3	12
			9	4	8	4	8
			12/1	4	8	4	8
			12/2	4	8	4	8
			13	8	0	8	0
			14	8	0	8	0
			15	8	0	8	0
		22	4	8	0	5	1
			5	8	0	1	4
		23	1	7	12	0	4
			Total	84	71	60	59
						7.86875	Acres
3	Land owned by Vishwas Propbuild Pvt. Ltd. (68/108 Share). & Success Propbuild Pvt. Ltd. (40/108 Share).						

MUNICIPAL COUNCIL SOHNA

BillSrNo. :

Property Tax Notice Cum Bill

Property Id: 3TBONW35	Old Property Id:	Financial Year: 2025-2026	Print Date : 21 November 2025
Property Location: 28.2716637475001 : 77.0939344593673	Mobile No: 70XXXXX558	Colony Name: Village Khaika Outer Near Faith Buildtech Part-1	
Particulars of Owner(s) / Occupiers(s): Owner Name: FAITH BUILDTECH PRIVATE LIMITED	Plot Address: 20.19, MUSTIL NO-20//6.7.8/1.19//11.20min 21min 20//8/2.9.12/1.12/2.13.14.15.22//4min 5min 23//1min 22//7/1 min 19//2/2/2.19//9min VILL-KHAIKA TEHSIL-SOHNA GURUGRAM, 122103, Permanent Address:		Linked OLD PID Owner Name :
Total Area : 61377.250 SqYard	Category : Agriculture/Horticulture		AuthorizedStatus : Authorized

Property And FireTax Detail

Floor	Property Category	Property Type	Property SubCategory	Carpet Area (Sq.Feet)	Area used for calculation of tax	Applicable taxrate after rebate(if any)	Calculation Formula / Rebate(if any)	Usage	Property Tax(H) Rs	Floor Rebate(R) Rs	Fire Tax(F) Rs	After Floor Rebate (P)=(H+F)-(R) Rs	Building Type Rebate	Rebate Remark
Vacant Plot	Agriculture/ Horticulture	Agriculture/ Horticulture	Agriculture/ Horticulture	0.00	0	0	--	Self Occupied	0	0	0	0	No Rebate	--
								Total :	0	0	0	0		
									Total Property & Fire Tax Outstanding(PO):			0		

Outstanding Property Tax Arrear as on date(AO)= 0/-	Outstanding Fire Tax Arrear as on date(FO)= 0/-	Outstanding Interest on Arrear as on date(IO)= 0/-	Outstanding Garbage Collection Charges as on date(SO1)= 0/-	Outstanding Garbage Collection Arrears as on date(SO2)= 0/-	Total Outstanding as on date(PO+AO+FO+IO+SO1+SO2)= 0/-

•This bill pertain to current financial year only. This bill is for Property Tax collection purpose only. In case of Payment made up to 31st July of Current Financial year,Tax Payer will get 10 % rebate on Current Demand of Property Tax.

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00624/44911

To
उपेन्द्र खंडूरी
Upendra Khanduri
C/O S/O SRI MOHAN LAL KHANDURI
A-203 2ND FLOOR WZ-10
GALI NO. 16 SADHNAGAR
SRI JAGERAM SHARMA APARTMENT
PALAM COLONY
Palam Village
South West Delhi Delhi - 110045
9910264060

आपका आधार क्रमांक / Your Aadhaar No. :

6725 1403 7928

VID : 9147 5362 3158 6110

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

उपेन्द्र खंडूरी
Upendra Khanduri
जन्म तिथि/DOB: 27/05/1970
पुरुष/ MALE

6725 1403 7928

VID : 9147 5362 3158 6110

मेरा आधार, मेरी पहचान

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर अस्थायी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधारप्रमाणीकरण को लोकोपयोगी करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) धारने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

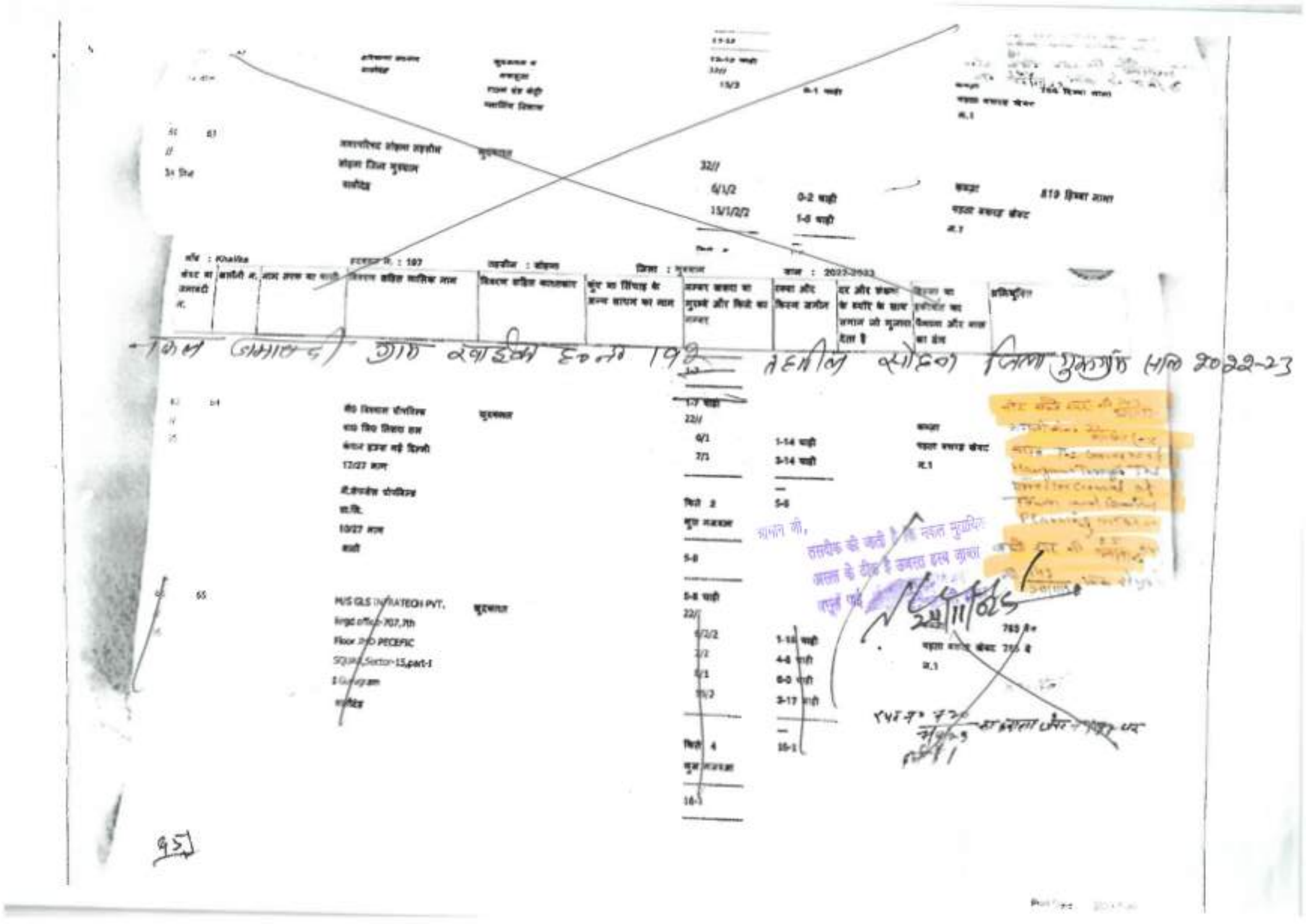
पता:
एस/ओ श्री मोहन लाल खंडूरी, ए-203 दूसरा फ्लोर डब्लू. डेड -१०, गली न. 16 साधनगर, श्री जगेराम शर्मा अपार्टमेंट, पालम कालनी, पालम गाँव, दक्षिण पश्चिमी दिल्ली, दिल्ली - 110045

Address:
C/O S/O SRI MOHAN LAL KHANDURI, A-203 2ND FLOOR WZ-10, GALI NO. 16 SADHNAGAR, SRI JAGERAM SHARMA APARTMENT, PALAM COLONY, Palam Village, South West Delhi, Delhi - 110045

6725 1403 7928

VID : 9147 5362 3158 6110

1947 | help@uidai.gov.in | www.uidai.gov.in



खसरा नं. 32// 4/1/2 15/1/2/2 0-2 पक्की 1-6 पक्की

खतौनी नं. 819 हिस्सा नामा पहला रकबा केवट

क्षेत्रफल : Khalba हल्का नं. : 107 तहसील : सोहना जिला : गुरुग्राम साल : 2022-2023

खेवट का खतौनी नं.	खातेदारी नं.	नाम असल का खाते	विवरण खातेदार मालिक नाम	विवरण खातेदार काश्तकार	कुंए का सिंचाई के अन्य साधन का नाम	खसरा खसरा का मुख्ये और किसे का खसरा	रकबा और किस्म जमीन	दर और हकदार के स्थरि के खाद खसरा जो मुआवजा देता है	विवरण का हकदारों का विवरण और नाम का क्रेता	हस्ताक्षर

Khasra G.M. 107 दर्ज खतौनी हल्का 107 Tehsil सोहना जिला गुरुग्राम मौजा 2022-23

32/2 पक्की 1-7 पक्की

खतौनी नं. 819 हिस्सा नामा पहला रकबा केवट

22// 6/1 7/1 1-14 पक्की 3-14 पक्की

किते 2 कुल रकबा 5-8 5-8 पक्की

22// 6/2/2 3/2 6/1 15/2 1-15 पक्की 4-8 पक्की 6-0 पक्की 3-17 पक्की 16-1

किते 4 कुल रकबा 16-1

तसदीक की जाती है कि नकल मुताबिक असल है दौरान है जमाबंदी हस्ब मामला

785 हिस्सा नामा पहला रकबा केवट 785 है

Page 1 of 2



(पड़त पटवार) जमाबंदी

गाँव : Khalika हदबस्त न. : 197 तहसील : सोहना जिला : गुरुग्राम साल : 2022-2023

खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के न्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ईंन	अभियुक्ति
75	77		धर्मपाल 1/4 भाग डायरेक्टर मै0 परासवेन रियल्ट ईस्टेट प्रा0 लि0 वासी रानी झांसी रोड,नई	खुदकाश्त		19//			कब्जा पड़ता बधाड़ खेवट न.1	
76						9	8-0 चाही			

पंचनामा भी,

तसदीक की जाती है कि उपरोक्त मुन्दराज
जमाबन्दी के दीक्षे के समय सब ठीक
तथा सही है।

24/11/2025



मजरा जमाबन्दी ग्राम तथा हल्का 192 तहसील सोहना जिला गुरुग्राम सन् 2022-23

96 88 मै0 पदमस्पेन रियल्ट्स चुडकाथट 19//

नाम : Khalika हल्का नं. : 197 तहसील : सोहना जिला : गुरुग्राम साल : 2022-2023

खेवट या जमाबंदी नं.	खतौनी नं.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	अधिभुक्ति
//			ईस्टेट प्रा0 लि0 पुत्र वासीदेह			10	8-0 चाही		पड़ता बशरह खेवट नं.1	
58										

उपरोक्त भी,

तसदीक की जाती है कि उपरोक्त भुमिका

24/11/025



गाँव : Khalika | हदबस्त नं. : 197 | तहसील : सोहना | जिला : गुड़गाम | साल : 2022-2023

खेवट या जमाबंदी नं.	खतौनी नं.	नाम असामी या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किस्म जमीन	दर और मंजरा के ब्यौरे के साथ लगान जो गुजारा देता है	हिस्सा या हकीयत का विस्तार और बाछ का डंग	अतिरिक्त
77	79		मै0 आदेश्वर रियल	खुदकाश्त		19//			कब्जा	
//			इस्टेट प्रा0 लि0			11	8-0 पाही		पड़ता बसरह खेवट	
50			पालीदेह			20//			नं.1	
						12/2	4-8 पाही			
						13	8-0 पाही			
						14	8-0 पाही			
						15	8-0 कुल			
					कूल		7-15 पाही			
							0-5 गै. मु.			
						किते 5	36-5			
						कुल मजरुआ	कुल गैर मजरुआ			
						36-3	0-5			
78	80		मैसर्ज आदेश्वर रियल	खुदकाश्त		36-3 पाही	0-5 गै.मु.			
//			इस्टेट प्रा लि			20//			कब्जा	
51			पालीदेह			8/2	3-12 पाही		पड़ता बसरह खेवट	
						9	4-8 पाही		नं.1	
						12/1	4-8 पाही			
						किते 3	12-8			
						कुल मजरुआ				

87/238

Print Date : 2023-7-20

24/11/025

(पड़त पटवार) जमाबंदी

गाँव : Khalika हदबस्त न. : 197 तहसील : सोहना जिला : गुरुग्राम साल : 2022-2023

खेवट या जमाबंदी न.	खतौनी न.	नाम असल या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर असरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुआफ़ा देता है	हिस्सा या हकीयत का पैमाना और बाख का ढंग	अभियुक्ति
						12-8				
79	81		m/s coral build home pvt ltd	खुदकाश्त		12-8 चाही				
//			पुत्र			20//				
52			वासीदेह			6	8-0 चाही		कब्जा	
						7	8-0 चाही		पड़ता बसरह खेवट	
						8/1	4-8 चाही		न.1	
						किले 3	20-8			
						कुल मजकआ				
						20-8				
						20-8 चाही				

तसदीक की जाती है कि यह पुस्तक
अक्ल के ठीक है और इसमें
वसूल पाई

24/11/23



जिला : Khalika उपखण्ड क्र. : 187 तहसील : मोहना जिला : मुजफ्फरनगर साल : 2022-2023

खेवट या जमाबंदी नं.	खतौनी नं.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कूए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किते का नम्बर	रकबा और किस्म जमीन	दर और बंधना के प्रकार के साथ लगान जो मुआफी देता है	किस्सा या हकीयत का बिलाश और बाख का ब्रेन	अतिरिक्त
94 // 65	96		मै0 मैसर्स कोलकिलड प्रा0 लि0 पुत्र वसीदेड	खुदकाश्त		19// 2/2/2	2-3 पाही		कब्जा पड़ता बराबर डेवट न.1	• डिलीशन पेंडिंग है •

आपत्ति नो,
तसदीक की जाती है कि उपरोक्त मुताबिक
असल के टैलेंट है उपरोक्त हस्त फ़ाल्ग
वापस पार्ट

24/11/025



(पड़त पटवार) जमाबंदी

गाँव : Khalika हदबस्त नं. : 197 तहसील : कोहना जिला : गुरुग्राम साल : 2022-2023

खेवट या जमाबंदी नं.	खतौनी नं.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो गुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	अभियुक्ति
			हर्ष पुत्रान सतपाल सिंह पुत्र धर्मपाल हर दो समक्षाग 1/8 भाग बाखीदेह							
118साधू 119 121 // 99	साधू		नौ0 आदेशकार दिवान इन्तेज़ार पाठ लिए बाखीदेह	खुशकास्त		19// 20 21 22 23// 1 --- किले 4 कुल लगजात --- 30-15 --- 30-15 चाही 18//	3-11 चाही 7-12 चाही 8-0 चाही 7-12 चाही --- 30-15	बाकाश पड़ता बनाइड जोबद न.1		

शेषन जी,

24/11/025



नकल जमाबन्दी ग्राम खोड़ा हदबस्त 192 तहसील सोहना जिला गुरुग्राम साल 2022-23

128	130		मै0 आदेश्वर रियल	खुदकाश्त		31-5 चाही 22//	0-15 गै.मु.		कब्जा	

हदबस्त नं. : 192 तहसील : सोहना जिला : गुरुग्राम साल : 2022-2023

खेवट या जमाबंदी नं.	खतौनी नं.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुंए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रकबा और किस्म ज़मीन	दर और ब्यौरा के ब्यौरे के साथ लगान जो मुज़ारा देता है	किस्म का हकीयत का फैसला और बाछ का ढंग	अभियुक्ति
//			इवटेट प्रा लि0			4	8-0 चाही		पहला ब्यारा ...	
97			वाकीदेह			5	8-0 कुल			
			[illegible] The Governor of Haryana ... Through Director Town and Country Planning Haryana ... [illegible]				7-0 चाही		[illegible]	
							1-0 गै. मु.			
							मकान			
						किले 2	16-0			
						कुल मजरुआ	कुल गैर मजरुआ			
						15-0	1-0			
						15-0 चाही	1-0 गै.मु.		कब्जा	

श्रीमान जी,

तसदीक की जाती है कि यह नकल मुताबिक असल के ठीक है ...

24/11/25

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 27/11/2025 05:27 PM

GRN No: 143055721

Stamp Duty Paid: ₹ 1000.00

Registration Fees: ₹ 100.00

Stamp No. : GF272025K78

Seller / First Party Detail

Name: मै मैसर्स प्रोपबिल्ड प्रा मै मैसर्स ला केयर हाउस नई दिल्ली, मै हेवनोस प्रोपबिल्ड प्रा.लि., मै परसलीन रियल ईस्टेट प्रा मि, mrs coral build home pvt ltd अन्य कुरुक्षेत्री पुत्र, मै परसलीन रियल ईस्टेट प्रा मि अन्य कुरुक्षेत्री पुत्र, मै मैसर्स प्रोपबिल्ड प्रा मि अन्य पुत्र नानी पुत्र

Address: MALVIYA NAGAR DELHI 110017

Mobile: ****9485

Buyer / Second Party Detail

Name: FAITH BUILDTECH PVT LTD

Address: MALVIYA NAGAR DELHI 110017

Mobile: ****8941

Purpose: POWER OF ATTORNEY

THE SEAL OF THE SUB REGISTRAR

Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग

Joint Sub Registrar Office (संयुक्त उप-पंजीयक कार्यालय)

प्रवेश क्र.:290

पंजीकरण दिनांक:27/11/2025 05:27 PM

वसीका संबंधी विवरण (Token: GUR_SOH_KHA_999827145255753)

वसीका का नाम GPA (POWER OF ATTORNEY)			
जिला- Gurugram	तहसील/सब-तहसील- Sohna	शिति- Urban w/in/n MC Limit	भौगोलिक स्थिति- Other Areas
नगर निगम - SOHNA	गांव/पाहर- Khalka(192)	पंचायत - NA	कालोनी - Khalka Village
पता - Khalka(192), Sohna, Gurugram			भू-भाग का खण्ड : Khalka

धन संबंधी विवरण

लेन-देन राशि- 10.00 रुपये	कलेक्टर दर- 100074246.69 रुपये	कुल स्टाम्प शुल्क- 1000.00 रुपये
कुल प्लॉट- 1	स्टाम्प का शुल्क- 1000.00 रुपये	पंजीकरण फीस- 100.00 रुपये
ई-चालान:143055721	प्रोट्टेग शुल्क - 3 रुपये	पुराना प्लॉट- 0
नहिंदा प्लॉट- 0	प्रार्थी/पार्टी - Citizen	विशेष सहायक अधिकारी (अधिकृत व्यक्ति) का नाम -
विलेख तैयार करने वाले का नाम- Akash Saini		

Land Direction Remark : na

Urban Local Body (ULB) Details

Property Id	Name	Relation	Relative	Total Area	Area Unit	Property Type	Property Subtype	No Duce	Converted Area	Converted Area Unit	Authoris
3TTIONW36	FAITH BUILDTECH			61377.220	SqYard	Agriculture/Horticulture - Agriculture/Horticultur	Agriculture/Horticulture	0.00	51319.18	sqmeter	Yes


THE SEAL OF
THE SUPREME COURT
REGISTRAR

Property Id	Name	Relation	Relative	Total Area	Area Unit	Property Type	Property Subtype	No Duce	Converted Area	Converted Area Unit	Authorb
	PRIVATE LIMITED										

भुगतान का प्रकार

Payment By	Number	Amount	Bank Name	Date
CASH	cash	10	cash	26-11-2025




THE SEAL OF
THE HIGH
REGISTRAR

हस्तांतरण भूमि का विवरण

Village Name	Murabba	Khasra
Khaika(192)	22	6/1
Khaika(192)	22	7/1
Khaika(192)	22	6/1
Khaika(192)	22	7/1
Khaika(192)	19	9
Khaika(192)	20	8
Khaika(192)	20	7
Khaika(192)	20	8/1
Khaika(192)	19	10
Khaika(192)	19	2/2/2

EXECUTANT Name	Khewat	Total Hissa (In Marla)	Bhag	Hissa Transfer (In Marla)	Buyer Name	Buyer's Relative Name
मै0 विश्वास प्रोपर्टीकेम प्रा0 लि0 दिनेश तल केवल हजम नई दिल्ली	62	66.00	1/1	66.00	FAITH BUILDTECH PVT LTD	
मै. रोकसेल प्रोपर्टीडल प्रा.लि.	62	40.00	1/1	40.00	FAITH BUILDTECH PVT LTD	
मै0 परलसेन रियल ईस्टेट प्रा0 लि0	75	160.00	1/1	160.00	FAITH BUILDTECH PVT LTD	
m/s coral build home pvt ltd अन्य कुलवंती पुत्र	79	408.00	1/1	408.00	FAITH BUILDTECH PVT LTD	
मै0 परलसेन रियल ईस्टेट प्रा0 लि0 अन्य कुलवंती पुत्र	88	160.00	1/1	160.00	FAITH BUILDTECH PVT LTD	
मै0 रॉयल कोलबिल्ड प्रा0 लि0 अन्य कुलवंती पुत्र	94	43.00	1/1	43.00	FAITH BUILDTECH PVT LTD	

First Party (EXECUTANT) Details (प्रथम पक्ष (पेशकर्ता) विवरण)

Name	Mobile	ID Type	ID Proof	PAN Number	Gender	Address	Attendance Status	Sign
मै0 विश्वास प्रोपर्टीकेम प्रा0 लि0 दिनेश तल केवल हजम नई दिल्ली	****6485	Aadhaar	****	****GIcK	NA	MALVIYA NAGAR DELHI 110017	Present	
मै. रोक सेल प्रोपर्टीडल प्र.लि.	****6485	Aadhaar	****	****n5lf	NA	MALVIYA NAGAR DELHI 110017	Absent	
मै0 परलसेन रियल ईस्टेट प्रा0 लि0	****6485	Aadhaar	****	****AkWM	NA	MALVIYA NAGAR DELHI 110017	Present	
m/s coral build home pvt ltd अन्य कुलवंती पुत्र	****6485	Aadhaar	****	****gJvg	NA	MALVIYA NAGAR DELHI	Present	
मै0 परलसेन रियल ईस्टेट प्रा0 लि0 अन्य कुलवंती पुत्र	****6485	Aadhaar	****	****AkWM	NA	MALVIYA NAGAR DELHI	Present	
मै0 रॉयल कोलबिल्ड प्रा0 लि0 अन्य कुलवंती पुत्र	****6485	Aadhaar	****	****RjfO	NA	MALVIYA NAGAR DELHI 110017	Present	

Authorized Person (For FirstParty)

Name	Relative Name	Relation	MobileNumber	ID Proof	Gender	Address	Attendance Status	Sign
मै. रोक सेल प्रोपर्टीडल प्रा लि. (Authorized To) UPENDER KHANDURI		N/A	****				Present	No Signature

Second Party (ATTORNEY) Details (दूसरा पक्ष (प्राधिकर्त) का विवरण)

Name	Relation	Relative Name	Mobile	ID Type	ID Proof	PAN Number	Address	Gender	Transfer Hissa(In Marla)	Attendance Status	Sign
FAITH BUILDTECH PVT LTD			****6941	NA	****	****	MALVIYA NAGAR DELHI 110017	NA	879.00	Present	

Witness Details (गवाहों का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address	Attendance Status	Sign
SRI CHAND	Son (पुत्र)	KUNDAN	****2021	****2110	Male	Numberdar	ALIPUR	Present	


THE SEAL OF
REGISTRAR

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address	Attendance Status	Sign
SUDESH KUMAR	Son (पुत्र)	HEM SINGH	****7588	****8529	Male	Advocate	GURUGRAM	Present	

Covered Area Details

Area	Unit
0.00	SY
0.00	SY
0.00	SY
0.00	SY
0.00	SY
0.00	SY

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध. general power of attoerney attached with it

First Party (विक्रेता/ते)	Second Party (क्रेता/ते)	Witness (गवाह)
		

यह प्रलेख आज दिनांक 27-11-2025 दिन गुरुवार समय 05:27:43 PM बजे मैं सिग्मा प्रोपबिल्ड प्रा लि दिल्ली तथा अन्य द्वारा नई दिल्ली, मै सेक्टरेस प्रोपबिल्ड प्रा लि., मै परलमेन रियल ईस्टेट प्रा लि, m/s coral build home pvt ltd अन्य कुलवंती पुत्र, मै परलमेन रियल ईस्टेट प्रा लि अन्य कुल/वंती पुत्र, मै मैसर्स कोलबिल्ड प्रा लि अन्य कुल/वंती पुत्र निवासी Kaukas192) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र गांव एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

प्रस्तुतकर्ता मै सिग्मा प्रोपबिल्ड प्रा लि दिल्ली तथा अन्य द्वारा नई दिल्ली, मै सेक्टरेस प्रोपबिल्ड प्रा लि., मै परलमेन रियल ईस्टेट प्रा लि, m/s coral build home pvt ltd अन्य कुलवंती पुत्र, मै परलमेन रियल ईस्टेट प्रा लि अन्य कुलवंती पुत्र, मै मैसर्स कोलबिल्ड प्रा लि अन्य कुल/वंती पुत्र, FAITH BUILDTECH PVT LTD इत्यादि हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अतिरिक्त अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती SRI CHAND Son (पुत्र) KUNDAN, निवासी :- ALIPUR; SUDESH KUMAR Son (पुत्र) HEM SINGH, निवासी :- GURUGRAM ने की।

गवाही सं. 1 की इस अवतरण/अधिवक्ता के रूप में जानते हैं तथा यह गवाही सं. 2 की पहचान करता है।

दिनांक 27-11-2025

संयुक्त/उप पंजीयन अधिकारी, Sohna

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक _____ आज दिनांक _____ को बही नं ___ जिल्द नं ____ के पृष्ठ नं _____ पर लिखा गया तथा इसकी एक प्रति अतिरिक्त बही संख्या ___ जिल्द नं ____ के पृष्ठ संख्या ___ से ___ 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 27-11-2025

संयुक्त/उप पंजीयन अधिकारी, Sohna

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 80 of The Registration Act, 1908.
3. If the EXECUTANT/ATTORNEY/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (स्वामित्व) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 80 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या वाद के लिए उत्तरदायी नहीं होगा।
3. यदि पेशकर्ता/प्रतिकरदाता/दावाकर्ता/साक्षी/पहचानकर्ता दस्तावेज से संबंधित जानबूझ कर कोई भी गलत जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अन्तर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 27-11-2025

संयुक्त/उप पंजीयन अधिकारी, Sohna


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THE SEAL OF THE SUB REGISTRAR SOHNA

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed at Sohna on this the 27th day of November, 2025.

BY

Vishwas Propbuild Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "**Vishwas**", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FIRST PART**;

AND

Coral Buildhome Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Nagar, New Delhi- 110017) represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025hereinafter referred to as the "**Coral**", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **THIRD PART**;

AND

Manor Conbuild Private Limited, a company existing under the Companies Act, 2013 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015, through its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Manor/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FORTH PART**;

AND


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Pearl Stone Real Estate Private Limited [(CIN U45203DL2012PTC236017.) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FIFTH PART**;

AND

Success Propbuild Private Limited [(CIN U70100DL201PTC212798) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SIXTH PART**;

AND

Adishwar Realestate Private Limited [(CIN U70101DL2011PTC213038) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SEVENTH PART**;

Vishwas , Coral , Manor, Pearlstone, Success and Adishwar for this deed purposes are collectively referred to as the "**EXECUTANTS**"

IN FAVOUR OF

Faith Buildtech Private Limited a company incorporated under the Companies Act, 2013 and having its registered office at C-4, 1st Floor, Malviya Nagar New Delhi-110017 through its authorized signatory, Shri Sandeep Dhiman through duly authorized vide its respective board resolution dated 03.10.2025 (herein after referred to as the "**ATTORNEY**")

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WHEREAS the **EXECUTANTS** are the lawful owners in possession of freehold land area bearing Rect No 20, Killa No 6(8-0) , 7(8-0),8/1(4-8) , total 20 Kanal-8 Marla (owned by Coral Buildhome Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon , Rect No 19, Killa no 11(8-0), 20min(6-13), 21min(1-1), Rect No 20, Killa No 8/2(3-12), 9(4-8),12/1(4-8),12/2(4-8), 13(8-0),14(8-0),15(8-0), Rect No 22, Killa No 4min(5-1),5min(1-4),Rect No 23, Killa No 1min(0-4),total 62 Kanal-19 Marla (owned by Adishwar Real Estate Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No22, Killa no 7/1(min(2-8), total area 2 Kanal-8 Marla (owned by Vishwas Propbuild Pvt Ltd 68/108 share, Success Propuild Pvt Ltd 40/108 share) situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa no 2/2/2 (2-3) , total 2 Kanal-3 Marla(owned by Manor Conbuild Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa No 9min(5-11) , 10(8-0) , Total 13 kanal-11 Marla (owned by Pearl Stone Real Estate Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 22, Killa No 7/1min(1-6) , total land 1 Kanal-6 Marla (owned by Vishwas Propbuild Pvt Ltd 17/27 share and Success Propbuild Pvt Ltd 10/27 share , situated in the revenue estate village Khaika, Tehsil Sohna , distt Gurgaon, in total land area admeasuring 102 Kanal 15 Marla/ 12.84375 along with all vested rights and appurtenant, proportionate interests, more fully scheduled herein below, situated in revenue estate of Village Khaika , Sector- 4 & 28, Tehsil Sohna District Gurugram as per current Jamabandi and relevant Mutation and Farad badar (hereinafter also referred to as the **said "Land"):**

AND WHEREAS In respect to the said **Land** Collaboration Agreements have been executed & registered as per Vasika bearing dated before Office of the Sub Registrar Sohna executed between the **EXECUTANTS** and **ATTORNEY** (hereinafter referred to as the **"Collaboration Agreements"**).

AND WHEREAS the **EXECUTANTS** are desirous to appoint attorney(s), to deal with said **Land** and to do various acts, deeds and things as stated hereunder.

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NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS WITNESSTH THAT, the **EXECUTANTS** above named, do hereby constitute, nominate and appoint the said **ATTORNEY** as our lawful Attorney to do the following acts, deeds and things in respect of the said Land in my/our name and on my/our behalf:

1. To apply for and obtain necessary permissions, NOC, Registration, from the concerned authorities including Department of Town and Country Planning, Government of Haryana, Director General Town and Country Planning Haryana, HSVP (Haryana Shehri Vikas Pradhikaran), RERA (Real Estate Regulatory Authority), NHAI (National Highways Authority of India), State Pollution Control Board, Haryana, Airport Authority of India New Delhi, Ministry of Environment and Forest, New Delhi and/or any other concerned authorities under local/state/central Government including Income Tax Department, Reserve Bank of India etc. for developing of the said **Land** under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975, the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder 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 authority /authorities.

2. To develop the above said **Land** as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Contract Agreement, and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the land to the contractor, for the purpose of development to do all acts, deeds and things as may be required from time to time in this regard.

3. To represent the **EXECUTANTS** and appear before any concerned authorities including the Municipal Authorities, DGTCP, Urban Local Bodies (ULB), HRERA, GMDA, HSVP, Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, on the said Land and for the aforesaid purpose to sign all applications, objections, representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.

4. To appoint and/or remove Architects, Engineers, Supervisors, R.C.C. Specialists, Contractors, Workmen, Clerks, and other Staff members, Advocates, Counsel and other persons as our Attorney deem and on such

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terms and conditions as may decide by the said **ATTORNEY** for the purposes mentioned in these presents.

5. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permissions, registrations and licenses under the provision of Haryana Development and Regulation of Urban Areas Act 1975, HRERA, or any other related act, rules, regulations, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/ license or renewals thereof for the purpose of development of the plots/flats/unit.

6. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, building plan and/or for the purpose of constructing/building on the said **Land** more particularly described in the Schedule hereunder written utilizing the entire FSI/FAR available in respect of the said **Land** as are permissible under development rules from time to time.

7. To apply for and obtain all requisite permissions and approvals like layout, Building Plan, NOC's, HRERA registration and approvals, compliances, Occupation Certificate (OC), Part/full completion certificate (CC) or any other permission/sanction/approval as may be required for development and completion of development of the said land and/or for constructions thereon by way of erection of building and other structures in the said land and for that purpose to sign, file and submit lay out plan, building plan, services plan, OC, CC, revised/modified building plan and services plan before the concerned authorities including but not limiting to DGTCP, HUDA, HSVP, ULB (Urban Local Bodies), Environment/Pollution control authority, Municipal Authority, and/or any other local /authority under the State Government and/or Central Government as may be required from time to time.

8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, Licensing Authorities, Municipal Authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and

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such other papers and documents and may be required for these authorities from time to time.

9. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work on the said **Land** in accordance with the license or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions, order, such Sanctioned Plans, Commencement Certificate, Layout etc.

10. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and for that purpose to sign, execute, file and submit the completion plans, Application, Notice and all such other papers and documents as may be required from time to time.

11. In case of any claims, objections, encumbrances the **ATTORNEY** is empowered to remove and settle the same and to clear the title at the cost and consequences of the **EXECUTANTS**.

12. To represent the EXECUTANTS in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsildars/ Patwaris or any other Revenue Authority, DTCP, HUDA, HSVP, HRERA, GMDA, Survey Department and all the Municipal Offices and other local offices or police offices, fire brigade, electricity boards or any other government or private office or person etc. in relation to the affairs of the said **Land** or any part or portion thereof for any purpose connected with or effecting the said **Land** or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit the required document(s) from time to time.

13. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions plaints, written statements and writings and for the purpose set out herein and to appear and represent us before all and every Court or Courts, Tribunals, Authority(ies), Magistrates, Government authorities, Municipal, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the said land and the construction thereon.



14. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.

15. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said **Land**.

16. To sell, transfer or assign the said **Land** and/or plots/flats/units along with the constructions as and when so constructed either as a whole or in parts and for that purposes to sign agreement for sale, sale deed, transfer deed and/or any other documents as may be required in this regard, to receive in its name advance sale consideration, earnest money, full and final sale price, etc. and to present the same for registration before the concerned registering authority to admit execution thereof and also to hand over possession to anyone/purchaser.

17. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said **Land**/construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, HRERA, DGTCP, HUDA, HSVP, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.

18. To promote & register the Condominium or Co-operative Society Ltd., Company, or Organization of such prospective purchaser and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all others concerned.

19. To appear before the Collector of Stamps for stamp duty purpose and the Sub Registrar for presenting the various Agreements, Conveyance Deeds, & documents for registration, to admit execution thereof and to do all matters incidental to getting the said deeds etc., duly registered.

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20. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said land from the Haryana Government/HUDA, DGTCP, any other authority of the Government and to give the valid receipt thereof.

21. To apply for and obtain the requisite permissions and approvals for transfer of the licence granted in respect of said **Land**/plots alongwith the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, HSVP, DGTCP, HRERA and any other concerned authority under the State / Central / Local authorities and for that purposes to sign applications, affidavits, undertakings and any other letters and documents as required.

22. To lease or license the said Land and also building and other structures as and when so constructed on the said Land and to receive rent, licence fee, deposits, advance etc from the occupier and for that purpose to sign execute letters of intent, lease agreement/ lease deed/ license deed, present the same for registration and admit execution before the registering authorities, to hand over possession and to receive possession from the tenant(s)/occupiers.

23. To execute all documents including but not limiting to all Agreements, Conveyance Deeds, Instruments, rectification deeds, Deed of Modification, Rectification, Addendum, cancellation of lease etc. of transfer in respect of the said land and the buildings to be constructed in the said land, to present the same for registration before the concerned registering authorities and admit execution thereof.

24. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said land and/or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said **Land** in accordance with the permission of the Competent Authorities.

25. To submit application of registration of project under HRERA, adhere and comply with HRERA Rules and Acts as applicable with regard to the sale & advertisement of plots/flats/units and/or related units/components as per License granted under the Collaboration Agreements and land mentioned therein. Further shall comply with all applicable HRERA Rules and Act with regard to maintaining of escrow account and deposition thereof.

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26. To obtain any payments / refunds for and on behalf of the **EXECUTANTS** from any person, department, authority, officer etc; to grant receipts therefor; to make any payment for and on behalf of the **EXECUTANTS**; to settle any disputes / issues concerning the aforesaid land in the manner deemed fit by the Attorney; to open and operate any type of bank account(s) with any bank / financial institutions; to sign all requisite documents in this behalf and to close such account(s); to enter into any type of transaction(s) on behalf of the **EXECUTANTS** regarding the said **Land** with anyone; to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence etc.

27. To mortgage the said Land and/or plots/flats/units and/or buildings in favour of any bank/s or other financial institutions in such a manner as the Attorney think fit and proper for obtaining a loan by the Attorney and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge upon said Land/property. Similarly, to give consent to create a charge on the property for obtaining a loan from banks, or financial institutions by the prospective/intending purchasers of units on ownership basis in the proposed scheme and for that purpose to execute necessary writing.

28. To further appoint other person/persons as attorney to do any or all acts and deeds which the present Attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.

29. To look after, manage and deal with the said Land in the manner deemed fit by the Attorney.

That this **GENERAL POWER OF ATTORNEY** is for valuable consideration and huge investment has been made by the Attorney on the basis of promises made by the **EXECUTANTS** therefore it is made clear that this GPA is irrevocable and the **EXECUTANTS** shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorney(s).

IN GENERAL, to do all other acts, deeds, matters and things whatsoever in or about my said Land, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

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AND WE DO HEREBY agree and undertakes to allow, ratify and confirm all and whatever our said Attorney or other attorney appointed by the said Attorney shall do or cause to be done in respect of aforesaid land by virtue of these presents.

IN WITNESS WHEREOF THE EXECUTANTS hereto have hereunto set and subscribed their hands / signature on this Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses.

EXECUTANTS

Upendra Upendra Upendra

THROUGH ITS RESPECTIVE
RESPECTIVE
AUTHORISED PERSON

Upendra Upendra Upendra

WITNESSES: - I

ATTORNEY

SMITH BUILDTECH PVT. LTD.

THROUGH ITS

AUTHORISED PERSON

WITNESSES: - II

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Dated: Aug 27, 2026 Time: 14:14:49

Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग

Sub Registrar Office / उप-पंजीयक कार्यालय

QR Code / क्यूआर कोड:

Appointment Slip / समय निर्धारण पर्ची

Appointment Date / अपॉइंटमेंट तिथि	2026-08-27	**Time Slot / समय अवधि**	14:00 to 15:00
Appointment Type / अपॉइंटमेंट प्रकार	TATKAL	**Deed / विलेख :**	POWER OF ATTORNEY
Submission Date / प्रस्तुत करने की तिथि:	Aug 27, 2026	**Token No. / टोकन नंबर:**	GUR_SOH_SOH_00002 7124457833
District / जिला:	Gurugram	**Tehsil / तहसील:**	Sohna
Village / गाँव:	Sohna (01221)	**Payment Status / भुगतान स्थिति:**	SUCCESS

Payment Status / भुगतान स्थिति

Token	Stamp Fees	Registration Fees	Payment Status	GRN Number	Stamps
GUR_SOH_SOH_0000271244 57833	1000.00	100.00	SUCCESS	157870402	GF272026H74

First Party Details (प्रथम पक्ष विवरण)

Name	Relation	Relative Name	Grand father name	MobileNumber	Address
Vishwas Propbuild Private Limited	NA			****2636	C4 1st Floor Malviya Nagar New Delhi
Coral BuildhomePrivate Limited	NA			****2636	C4 1st Floor Malviya Nagar New Delhi
Manor Conbuild Private Limited	NA			****2636	305 3rd Floor Kanchan House Karampura Comercial Co
Pearl Stone Real Estate Private Limited	NA			****2636	C4 1st Floor Malviya Nagar New Delhi
Success Propbuild Private Limite	NA			****2636	C4 1st Floor Malviya Nagar New Delhi
Adishwar Realestate Private Limited	NA			****2636	C4 1st Floor Malviya Nagar New Delhi

General Power of Attorney Details (For FirstParty)

Name	Relative Name	Relation	MobileNumbe	ID Proof	Gender	Address
Vishwas Propbuild Private Limited (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi
Coral BuildhomePriva Limited (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi
Manor Conbuild Private Limited (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi
Pearl Stone Real Estate Private Limited (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi
Success Propbuild Private Limite (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi
Adishwar Realestate Private Limited (Authorized To) Upendra Khanduri	Mohan Lal KHanduri	Son (पुत्र)	****2636	672514037928	Male	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi

Second Party Details (दूसरा पक्ष का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Address	Gender
Faith Buildtech Private Limited			****7551		C4 1st Floor Malviya Nagar New Delhi	NA

General Power of Attorney Details (For Second Party)

Name	Relative Name	Relation	Mobile	ID Proof	Address	Gender
Faith Buildtech Private Limited (Authorized To) Sandeep Dhiman	Om Parkash	Son (पुत्र)	****7551	957714224925	Plot No 211 First Floor Block B Sushant Lok III Sector 57 Gurugram Haryana	NA

Witness Details (गवाहों का वितरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address
Subhash Chand	Son (पुत्र)	Dharampal	****4352	33657307710	Male	Other	Village Rahaka Sohna
Virender Kumar	Son (पुत्र)	Ratan Lal	****8697	54482737018	Male	Other	House no 234 Ward No 13 Sohna

DOCUMENTS REQUIRED AT THE TIME OF APPOINTMENT/ अपॉइंटमेंट के समय आवश्यक दस्तावेज़

- Aadhar Card / आधार कार्ड
- Pan Card / पैन कार्ड
- Voter Card / मतदाता पहचान पत्र

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 27/08/2026

Certificate No. GF272026H74

GRN No. 157870894

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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vishwas Propbuild Private limited

H.No/Floor : C4 Sector/Ward : 00 LandMark : Malviya nagar

City/Village : New delhi District : New delhi State : Delhi

Phone: 99******36 Others : Etc

Buyer / Second Party Detail

Name : Faith Buildtech Private limited

H.No/Floor : C4 Sector/Ward : 00 LandMark : Malviya nagar

City/Village: New delhi District : New delhi State : Delhi

Phone : 99******36

Purpose : SPA

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

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

Valid Upto: 03-09-2026 (Cash) *0157870402*
28-08-2026 (Chq./DD)

GRN No.: 0157870402 Date: 27 Aug 2026 13:58:03

Office Name: 0362-TEHSILDAR SOHNA

Treasury: Sohna

Period: (2026-27) One Time

Head of Account	Amount ₹
0030-03-104-97-51 Pasting Fees	3
0030-03-104-99-51 Fees for Registration	100

PD AcNo 0

Deduction Amount: ₹ 0

Total/Net Amount: ₹ 103

₹ One Hundred and Three Rupees

Tenderer's Detail

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

PAN No:

Tenderer's Name: Faith Buildtech Private Limite

Address: New Delhi -

Particulars: Registration and pasting fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: **30347194146**
Payment Date: **27/08/2026**

Bank: Punjab National Bank Aggregator

Status: Success

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

Valid Upto: 03-09-2026 (Cash) *0157870402*
28-08-2026 (Chq./DD)

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PD AcNo 0

Deduction Amount: ₹ 0

Total/Net Amount: ₹ 103

₹ One Hundred and Three only

Tenderer's Detail

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

PAN No:

Tenderer's Name: Faith Buildtech Private Limite

Address: New Delhi -

Particulars: Registration and pasting fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: **30347194146**
Payment Date: **27/08/2026**

Bank: Punjab National Bank Aggregator

Status: Success

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

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 27/08/2026 02:29 PM

GRN No: 157870402
Stamp No. : GF272026IH74

Stamp Duty Paid: ₹ 1000.00
Registration Fees: ₹ 100.00

EXECUTANT / First Party Detail

Name: Vishwas Propbuild Private limited / Stamp No: GF272026IH74 | Amount: ₹1,000

Address: C4 1st Floor Malviya Nagar New Delhi

Mobile: ****2626

ATTORNEY / Second Party Detail

Name: Faith Buildtech Private limited / Stamp No: GF272026IH74 | Amount: ₹1,000

Address: C4 1st Floor Malviya Nagar New Delhi

Mobile: ****7551

Purpose: POWER OF ATTORNEY

THE SEAL OF THE SUB REGISTRAR

Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

प्रलेख क्र.:109

पंजीकरण दिनांक:27/08/2026 02:29 PM

POWER OF ATTORNEY DEED

बसीका संबंधी विवरण (Token: GUR_SOH_SOH_000027124457833)

बसीका का नाम SPA (POWER OF ATTORNEY)			
जिला- Gurugram	तहसील/सब-तहसील- Sohna	स्थिति- Urban within MC Limit	भौगोलिक स्थिति- Licensed Colony
नगर निगम - SOHNA	गांव/शहर- Sohna (01221)	पंचायत - NA	कालोनी - Village Khalka Outer Near Faith Buildtech Part-1
थाना : Sohna (01221), Sohna, Gurugram	मकान का साइज : All New Sector in Sohna	इकाइयां संख्या - 0	

धन संबंधी विवरण

लेन-देन राशि- 100.00 रुपये	कलेक्टर दर- 3872288809.80 रुपये	कुल स्टाम्प शुल्क- 1000.00 रुपये
कुल प्राधिकत- 1	स्टाम्प का मूल्य- 1000.00 रुपये	पंजीकरण फीस- 100.00 रुपये
ई-चालान:157870402	पेस्टिंग शुल्क - 3 रुपये	पुस्तक प्राधिकत - 0

महिला प्रतिभागी- 0	प्रारूपकर्ता - Citizen	विशेष सामान्य अधिकर्ता (अधिकृत व्यक्ति) का नाम - Upendra Khanduri
विलेख तैयार करने वाले का नाम - AKASH		

Land Direction Remark :

OK

Urban Local Body (ULB) Details

Property Id / Total Area	Name	Relation	Relative	Property Type & Subtype	No Dues	Converted Area	Authorize	Plot No. / Address
3TBONW35 / 61377.220 (SqYard)	FAITH BUILDTECH PRIVATE LIMITED			Agriculture/Horticulture - Agriculture/Horticultur & Agriculture/Horticulture	0.00	51319.18 (sqmeter)	Yes	20.19 / 20.19, MUSTIL NO-20//6,7,8/1,19//11,20min 21min 20//8/2,9,12/1,12/2,13,14,15,22//4min 5min 23//1min

हस्तांतरण भूमि का विवरण

Seller Name / विक्रेता का नाम	Property Id / खेवट	TotalAreaUrban / कुल भूमि (SqYard)	PercentageArea / प्रतिशत भूमि	Transferred land share / हस्तांतरण भूमि हिस्सा (SqYard)	Unit / इकाई
Adishwar Realestate Private Limited, Coral BuildhomePrivate Limited, Manor Conbuild Private Limited, Pearl Stone Real Estate Private Limited, Success Propbuild Private Limite, Vishwas Propbuild Private Limited	NA	61377.22	NA	61377.22	SY

नगर एवं ग्राम नियोजन विभाग का विवरण

Tehsil(तहसील) / District(जिला)	Developer Name (डेवलपर का नाम)	License Number (लाइसेंस नंबर)	Plot Number (प्लॉट नंबर)	Total Floor (कुल मंजिलें)	Flat No. (फ्लैट नंबर)	Flat Area(फ्लैट क्षेत्रफल) / Flat Units(फ्लैट इकाई)	Flat Address(फ्लैट का पता)
Sohna/ Gurugram	SAVANNAH SOH-35 DOJAY-APHP	LC-4625A	00	NA	NA	NA	NA

First Party (EXECUTANT) Details (प्रथम पक्ष (पेशकर्ता) विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status	Sign
Vishwas Propbuild Private Limited ( ) / ****2636	NA			**** (Aadhaar) / AADCV0535F	C4 1st Floor Malviya Nagar New Delhi	NA	NA	Absent	
Coral BuildhomePrivate Limited ( ) / ****2636	NA			**** (Aadhaar) / AAECC4036L	C4 1st Floor Malviya Nagar New Delhi	NA	NA	Absent	
Manor Conbuild Private Limited ( ) / ****2636	NA			**** (Aadhaar) / AAFCM9146H	305 3rd Floor Kanchan House Karampura Comercial Co	NA	NA	Absent	
Pearl Stone Real Estate Private Limited ( ) / ****2636	NA			**** (Aadhaar) / AAGCP6086N	C4 1st Floor Malviya Nagar New Delhi	NA	NA	Absent	
Success Propbuild Private Limite ( ) / ****2636	NA			**** (Aadhaar) / AAJCA1537E	C4 1st Floor Malviya Nagar New Delhi	NA	NA	Absent	
Adishwar Realestate Private Limited ( ) / ****2636	NA			**** (Aadhaar) / AAJCA1538M	C4 1st Floor Malviya Nagar New Delhi	NA	NA	Absent	

Authorized Person (For FirstParty)

Name (Gender) / MobileNumber	Relative Name	Relation	ID Proof	Address	Citizenship	Attendance Status	Sign
Vishwas Propbuild Private Limited (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature
Coral BuildhomePrivate Limited (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature
Manor Conbuild Private Limited (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature
Pearl Stone Real Estate Private Limited (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature
Success Propbuild Private Limite (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature
Adishwar Realestate Private Limited (Authorized To) Upendra Khanduri (Male) / ****2636	Mohan Lal KHanduri	Son (पुत्र)	672514037928	A203 2nd Floor WZ 10 Gali No 16 Sadhnagar Palam Colony South West Delhi	INDIAN	Present	No Signature

Second Party (ATTORNEY) Details (दूसरा पक्ष (प्राधिकृत) का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Transfer Hissa(In Sq Yard)	Attendance Status	Sign
Faith Buildtech Private Limited (NA)/ ****7551			NA	**** (NA) / AABCF6601J	C4 1st Floor Malviya Nagar New Delhi	61377.22	Absent	

Authorized Person (For Second Party)

Name (Gender)	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
Faith Buildtech Private Limited (Authorized To) Sandeep Dhiman (NA)	Om Parkash	Son (पुत्र)	957714224925	Plot No 211 First Floor Block B Sushant Lok III Sector 57 Gurugram Haryana	Present	No Signature

Witness Details (गवाहों का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof	Designation	Address	Attendance Status	Sign
Subhash Chand (Male) / ****4352	Son (पुत्र)	Dharampal	****7105	Other	Village Rahaka Sohna	Absent	
Virender Kumar (Male) / ****6697	Son (पुत्र)	Ratan Lal	****0186	Other	House no 234 Ward No 13 Sohna	Present	
SHRI CHAND (Male) / ****2021	Son (पुत्र)	KUNDAN	****2110	Numberdar	ALIPUR	Present	

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:

SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made and executed at Sohna on this the 25th day of August, 2026.

BY

Vishwas Propbuild Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025,(hereinafter referred to as the "**Vishwas**", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FIRST PART**;

AND

Coral Buildhome Private Limited a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Nagar, New Delhi-110017) represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 hereinafter referred to as the "**Coral**", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **THIRD PART**;

AND

Manor Conbuild Private Limited, a company existing under the Companies Act, 2013 and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Commercial Complex, New Delhi-110015, through its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Manor/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FORTH PART**;

AND

Pearl Stone Real Estate Private Limited [(CIN U45203DL2012PTC236017.) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **FIFTH PART**;

AND

Success Propbuild Private Limited [(CIN U70100DL201PTC212798) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025 (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SIXTH PART**;

AND

Adishwar Realestate Private Limited [(CIN U70101DL2011PTC213038) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at C4, 1st Floor, Malviya Naga, New Delhi-110017, represented by its authorized signatory, Sh Upender Khanduri, duly authorized vide a board resolution dated 10.10.2025, (hereinafter referred to as the "Pearl Stone/Land Owning Company", which shall mean and include its successors, administrator, attorney, nominees and permitted assigns) of the **SEVENTH PART**;

Vishwas , Coral , Manor, Pearlstone, Success and Adishwar for this deed purposes are collectively referred to as the "**EXECUTANTS**"

IN FAVOUR OF

Faith Buildtech Private Limited a company incorporated under the Companies Act, 2013 and having its registered office at C-4, 1st Floor, Malviya Nagar New Delhi-110017 through its authorized signatory, Shri Sandeep Dhiman through duly authorized vide its respective board resolution dated 03.10.2025 (herein after referred to as the "**ATTORNEY**")

WHEREAS the **EXECUTANTS** are the lawful owners in possession of freehold land area bearing Rect No 20, Killa No 6(8-0) , 7(8-0),8/1(4-8) , total 20 Kanal-8 Marla (owned by Coral Buildhome Pvt Ltd) , situated in the revenue estate of Village Khalka , Tehsil Sohna , Distt Gurgaon , Rect No 19, Killa no 11(8-0), 20min(6-13), 21min(1-1), Rect No 20, Killa No 8/2(3-12), 9(4-8),12/1(4-8),12/2(4-8), 13(8-0),14(8-0),15(8-0), Rect No 22, Killa No 4min(5-1),5min(1-4),Rect No 23, Killa No 1min(0-4),total 62 Kanal-19 Marla (owned by Adishwar Real Estate Pvt Ltd), situated in the revenue estate of Village Khalka , Tehsil Sohna , Distt Gurgaon and Rect No22, Killa no 7/1(min(2-8), total area 2 Kanal-8 Marla (owned by Vishwas Propbuild Pvt Ltd 68/108 share, Success Propuild Pvt Ltd 40/108 share) situated in the revenue estate of Village Khalka , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa no 2/2/2 (2-3) , total 2 Kanal-3 Marla(owned by Manor Conbuild Pvt Ltd), situated in the revenue estate of Village Khalka , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa No 9min(5-11) , 10(8-0) , Total 13 kanal-11 Marla (owned by Pearl Stone Real Estate Pvt Ltd) , situated in the revenue estate of Village Khalka , Tehsil Sohna , Distt Gurgaon and Rect No 22, Killa No 7/1min(1-6) , total land 1 Kanal-6 Marla (owned by Vishwas Propbuild Pvt Ltd 17/27 share and Success Propbuild Pvt Ltd 10/27 share , situated in the revenue estate village Khalka, Tehsil Sohna , distt Gurgaon, in total land area admeasuring 102 Kanal 15 Marla/ 12.84375 along with all vested rights and appurtenant, proportionate interests, more fully scheduled herein below, situated in revenue estate of Village Khalka , Sector- 4 & 28, Tehsil Sohna District Gurugram as per current Jamabandi and relevant Mutation and Farad badar (hereinafter also referred to as the **said "Land"**):

THE SEAL OF THE SUB REGISTRAR

AND WHEREAS in respect to the said **Land** Collaboration Agreements have been executed & registered as per Vasika bearing 10002 dated 27.11.2025 before Office of the Sub Registrar Sohna executed between the **EXECUTANTS** and **ATTORNEY** (hereinafter referred to as the **"Collaboration Agreements"**).

AND WHEREAS the **EXECUTANTS** are desirous to appoint attorney(s), to deal with said **Land** and to do various acts, deeds and things as stated hereunder.

NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS WITNESSTH

THAT, the **EXECUTANTS** above named, do hereby constitute, nominate and appoint the said **ATTORNEY** as our lawful Attorney to do the following acts, deeds and things in respect of the said Land in my/our name and on my/our behalf:

1. To apply for and obtain necessary permissions, NOC, Registration, from the concerned authorities including Department of Town and Country Planning, Government of Haryana, Director General Town and Country Planning Haryana, HSVP (Haryana Shehri Vikas Pradhikaran), RERA (Real Estate Regulatory Authority), NHAI (National Highways Authority of India), State Pollution Control Board, Haryana, Airport Authority of India New Delhi, Ministry of Environment and Forest, New Delhi and/or any other concerned authorities under local/state/central Government including Income Tax Department, Reserve Bank of India etc. for developing of the said **Land** under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975, the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations framed thereunder 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 authority /authorities.
2. To develop the above said **Land** as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Contract Agreement, and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the land to the contractor, for the purpose of development to do all acts, deeds and things as may be required from time to time in this regard.
3. To represent the **EXECUTANTS** and appear before any concerned authorities including the Municipal Authorities, DGTCP, Urban Local Bodies (ULB), HRERA, GMDA, HSVP, Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, on the said Land and for the aforesaid purpose to sign all applications, objections, representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.
4. To appoint and/or remove Architects, Engineers, Supervisors, R.C.C. Specialists, Contractors, Workmen, Clerks, and other Staff members, Advocates, Counsel and other persons as our Attorney deem and on suchterms and conditions as may decide by the said **ATTORNEY** for the purposes mentioned in these presents.
5. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permissions, registrations and licenses under the provision of Haryana Development and Regulation of Urban Areas Act 1975, HRERA, or any other related act, rules, regulations, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/ license or renewals thereof for the purpose of development of the plots/flats/unit.
6. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, building plan and/or for the purpose of constructing/building on the said **Land** more particularly described in the Schedule hereunder written utilizing the entire FSI/FAR available in respect of the said **Land** as are permissible under development rules from time to time.
7. To apply for and obtain all requisite permissions and approvals like layout, Building Plan, NOC's, HRERA registration and approvals, compliances, Occupation Certificate (OC), Part/full completion certificate (CC) or any other permission/sanction/approval as may be required for development and completion of development of the said land and/or for constructions thereon by way of erection of building and other structures in the said land and for that purpose to sign, file and submit lay out plan, building plan, services plan, OC, CC, revised/modified building plan and services plan before the concerned authorities including but not limiting to DGTCP, HUDA, HSVP, ULB (Urban Local

Bodies), Environment/Pollution control authority, Municipal Authority, and/or any other local /authority under the State Government and/or Central Government as may be required from time to time.

8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, Licensing Authorities, Municipal Authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents and may be required for these authorities from time to time.

9. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work on the said **Land** in accordance with the license or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions, order, such Sanctioned Plans, Commencement Certificate, Layout etc.

10. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and for that purpose to sign, execute, file and submit the completion plans, Application, Notice and all such other papers and documents as may be required from time to time.

11. In case of any claims, objections, encumbrances the **ATTORNEY** is empowered to remove and settle the same and to clear the title at the cost and consequences of the **EXECUTANTS**.

12. To represent the EXECUTANTS in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsildars/ Patwaris or any other Revenue Authority, DTCP, HUDA, HSVP, HRERA, GMDA, Survey Department and all the Municipal Offices and other local offices or police offices, fire brigade, electricity boards or any other government or private office or person etc. in relation to the affairs of the said **Land** or any part or portion thereof for any purpose connected with or effecting the said **Land** or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit the required document(s) from time to time.

13. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions plaints, written statements and writings and for the purpose set out herein and to appear and represent us before all and every Court or Courts, Tribunals, Authority(ies), Magistrates, Government authorities, Municipal, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the said land and the construction thereon.

14. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.

15. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respect of the said **Land**.

16. To sell, transfer or assign the said **Land** and/or plots/flats/units along with the constructions as and when so constructed either as a whole or in parts and for that purposes to sign agreement for sale, sale deed, transfer deed and/or any other documents as may be required in this regard, to receive in its name advance sale consideration, earnest money, full and final sale price, etc. and to present the same for registration before the concerned registering authority to admit execution thereof and also to hand over possession to anyone/purchaser.

17. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said **Land**/construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, HRERA, DGTCP, HUDA, HSVP, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and

things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.

18. To promote & register the Condominium or Co-operative Society Ltd., Company, or Organization of such prospective purchaser and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all others concerned.
19. To appear before the Collector of Stamps for stamp duty purpose and the Sub Registrar for presenting the various Agreements, Conveyance Deeds, & documents for registration, to admit execution thereof and to do all matters incidental to getting the said deeds etc., duly registered.
20. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said land from the Haryana Government/HUDA, DGTCP, any other authority of the Government and to give the valid receipt thereof.
21. To apply for and obtain the requisite permissions and approvals for transfer of the licence granted in respect of said **Land**/plots alongwith the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, HSVP, DGTCP, HRERA and any other concerned authority under the State / Central / Local authorities and for that purposes to sign applications, affidavits, undertakings and any other letters and documents as required.
22. To lease or license the said Land and also building and other structures as and when so constructed on the said Land and to receive rent, licence fee, deposits, advance etc from the occupier and for that purpose to sign execute letters of intent, lease agreement/ lease deed/ license deed, present the same for registration and admit execution before the registering authorities, to hand over possession and to receive possession from the tenant(s)/occupiers.
23. To execute all documents including but not limiting to all Agreements, Conveyance Deeds, Instruments, rectification deeds, Deed of Modification, Rectification, Addendum, cancellation of lease etc. of transfer in respect of the said land and the buildings to be constructed in the said land, to present the same for registration before the concerned registering authorities and admit execution thereof.
24. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said land and/or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said **Land** in accordance with the permission of the Competent Authorities.
25. To submit application of registration of project under HRERA, adhere and comply with HRERA Rules and Acts as applicable with regard to the sale & advertisement of plots/flats/units and/or related units/components as per License granted under the Collaboration Agreements and land mentioned therein. Further shall comply with all applicable HRERA Rules and Act with regard to maintaining of escrow account and deposition thereof.
26. To obtain any payments / refunds for and on behalf of the **EXECUTANTS** from any person, department, authority, officer etc; to grant receipts therefor; to make any payment for and on behalf of the **EXECUTANTS**; to settle any disputes / issues concerning the aforesaid land in the manner deemed fit by he Attorney; to open and operate any type of bank account(s) with any bank / financial institutions; to sign all requisite documents in this behalf and to close such account(s); to enter into any type of transaction(s) on behalf of the **EXECUTANTS** regarding the said **Land** with anyone; to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence etc.
27. To mortgage the said Land and/or plots/flats/units and/or buildings in favour of any bank/s or other financial institutions in such a manner as the Attorney think fit and proper for obtaining a loan by the Attorney and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge upon said Land/property. Similarly, to give consent to create a charge on the property for obtaining a loan from banks, or financial institutions by the prospective/intending purchasers of units on ownership basis in the proposed scheme and for that purpose to execute necessary writing.
28. To further appoint other person/persons as attorney to do any or all acts and deeds which the present Attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.
29. To look after, manage and deal with the said Land in the manner deemed fit by the Attorney.

That this **SPECIAL POWER OF ATTORNEY** is for valuable consideration and huge investment has been made by the Attorney on the basis of promises made by the **EXECUTANTS** therefore it is made clear that this SPA is irrevocable and the **EXECUTANTS** shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorney(s).

IN GENERAL, to do all other acts, deeds, matters and things whatsoever in or about my said Land, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

AND WE DO HEREBY agree and undertakes to allow, ratify and confirm all and whatever our said Attorney or other attorney appointed by the said Attorney shall do or cause to be done in respect of aforesaid land by virtue of these presents.

IN WITNESS WHEREOF THE EXECUTANTS hereto have hereunto set and subscribed their hands / signature on this Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses.

EXECUTANTS

THROUGH ITS RESPECTIVE

AUTHORISED PERSON

ATTORNEY

THROUGH ITS RESPECTIVE

AUTHORISED PERSON

WITNESSES: - I

WITNESSES: - II

THE SEAL OF THE SUB REGISTRAR

First Party (पेशकर्ता)	Second Party (प्राधिकृत)	Witness (गवाह)
		

यह प्रलेख आज दिनांक 27-08-2026 दिन गुरुवार समय 02:29:07 PM बजे Adishwar Realestate Private Limited , Coral BuildhomePrivate Limited , Manor Conbuild Private Limited , Pearl Stone Real Estate Private Limited , Success Propbuild Private Limite , Vishwas Propbuild Private Limited निवासी Sohna (01221) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता Adishwar Realestate Private Limited , Coral BuildhomePrivate Limited , Manor Conbuild Private Limited , Pearl Stone Real Estate Private Limited , Success Propbuild Private Limite , Vishwas Propbuild Private Limited , Faith Buildtech Private Limited इत्यादि हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन-देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/ Virender Kumar Son (पुत्र) Ratan Lal, निवासी :- House no 234 Ward No 13 Sohna; SHRI CHAND Son (पुत्र) KUNDAN, निवासी :- ALIPUR ने की।

साक्षी सं. 1 को हम नंबरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 27-08-2026

संयुक्त / उप-मंडल अधिकारी, Sohna

SUB REGISTRAR SOHNA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 109 आज दिनांक 27-08-2026 को बही नं 4 जिल्द नं 8460 के पृष्ठ नं 45.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 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 27-08-2026

संयुक्त / उप-मंडल अधिकारी, Sohna

SUB REGISTRAR SOHNA

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the EXECUTANT/ATTORNEY/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज़ का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि पेशकर्ता/प्राधिकृत/गवाह/पहचानकर्ता दस्तावेज से सम्बंधित जानबुझ कर कोई भी गलत जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अन्तर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 27-08-2026

संयुक्त / उप पंजीयन अधिकारी, Sohna

SUB REGISTRAR
SOHNA

THE SEAL OF REGISTRAR THE SUB