

Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Sohna

Dated: Sep 26, 2023

Time: 14:22:13

Appointment Slip

Shri / Smt.
Nikhil
Dhunela
Sohna, Gurugram

N

Subject: Appointment for registration of POWER OF ATTORNEY Deed

As requested by you regarding registration of GPA deed, your appointment has been scheduled with following Details:-

Serial No: 247 Token No: 02826092023022542000
Transaction Amt: Rs. 100 Property ID:
Date & Time: Sep 26, 2023 14:28 Appointment Type: N
Address: Gurugram

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	gfz2023i56	26-Sep-23	₹ 1000.00

Please bring the following documents to prove your identity in support of your Deed.

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-7938

3

Important:

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Marla/Biswa
383	387	36	1	8	0
382/2	386/2	36	2	8	0
382/2	386/2	36	3/1/1	0	15
363	387	37	5/2	4	0

57
26.09.2023

106389017

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/09/2023

Certificate No. GFZ2023I56

GRN No. 107128472



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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Chander Mohan Khatana

H.No/Floor : 00

Sector/Ward : 00

LandMark : Dhunela

City/Village : Sohna

District : Gurugram

State : Haryana

Phone: 90*****92

Others : Priya mohan khatana



Buyer / Second Party Detail

Name : Ccrk Developers Llp

H.No/Floor : 00

Sector/Ward : 00

LandMark : Dhunela

City/Village: Sohna

District : Gurugram

State : Haryana

Phone : 90*****92

Purpose : GPA

57
26.09.2023

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

KNOW ALL MEN BY THESE PRESENTS THAT WE,

THE LAND OWNERS, Mr. Chander Mohan Khatana (Aadhar No. 4565 3443 5709, PAN APZPM4376F) And Mr. Priya Mohan Khatana (Aadhar No. 675917570672, PAN BVGPK4727G), S/o Sh. Dharampal Khatana, R/o Dhunela (182), Gurugram, Haryana- 122103 as set out herein (hereinafter collectively referred to as the "Executants", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, administrators, legal representatives, executors and permitted assigns).

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the Development Agreement dated 26th Sept. 2023 executed amongst the EXECUTANTS and **CCRK DEVELOPERS LLP** partnership incorporated under the provisions of the Companies Act, having its registered office at Village Dhunela, Tehsil Sohna, Gurugram ("**Developer**").

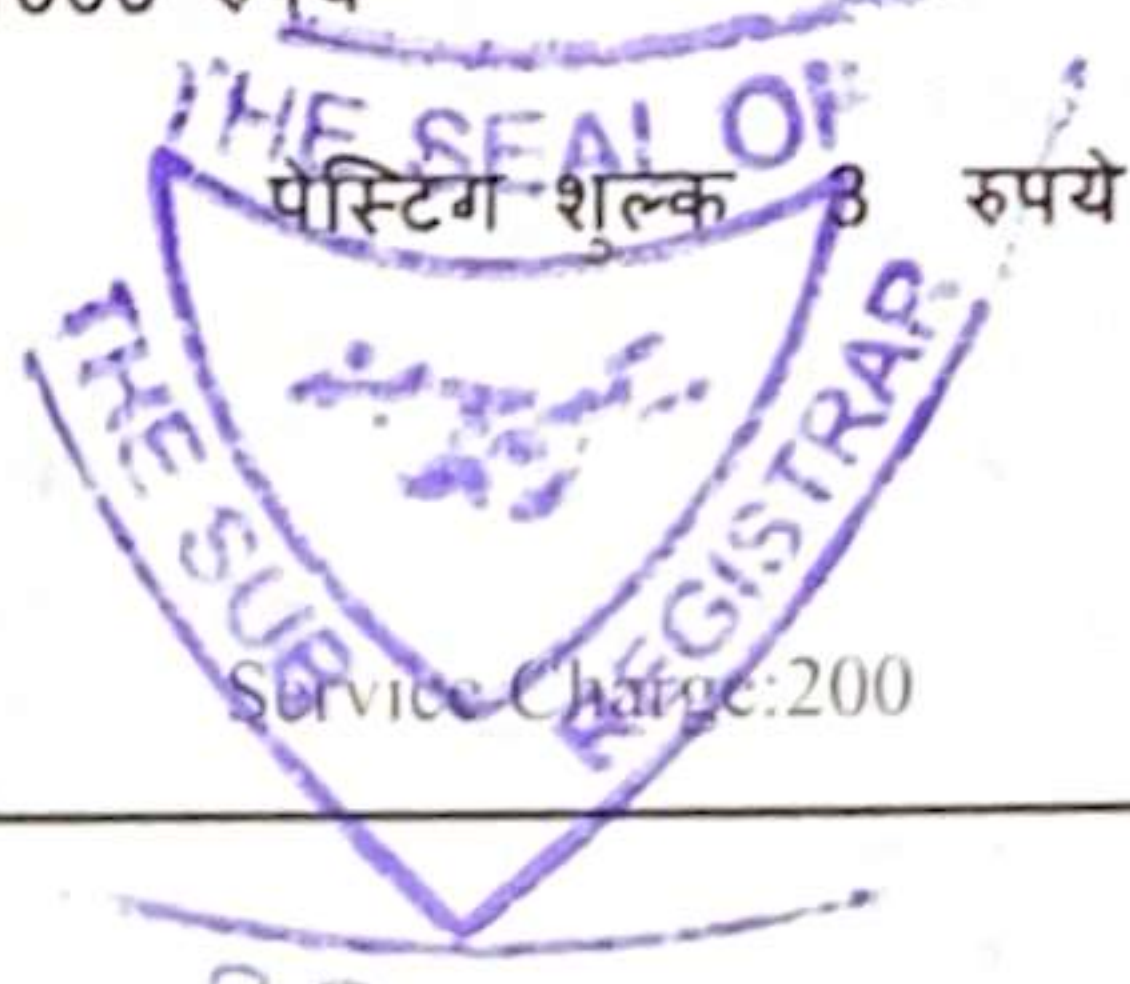
WHEREAS:

A. The Executants are the absolute and lawful owners and in peaceful physical possession of land parcel admeasuring approx. 2.056 acres, situated in Sector-35, Sohna, Haryana

[Handwritten signatures]

प्रलेख नः57

दिनांक:26-09-2023

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	सोहना
गांव/शहर	Dhunela
धन संबंधी विवरण	
राशि 100 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : gfi2023i56	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:106389017
Drafted By: Hari Shankar ADV	
	

यह प्रलेख आज दिनांक 26-09-2023 दिन मंगलवार समय 3:43:00 PM बजे श्री/श्रीमती /कुमारी
Chander Mohan Khatana पुत्र Dharampal Khatana Priya Mohan Khatana पुत्र Dharampal Khatana निवास Gurugram द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
Chander Mohan Khatana Priya Mohan Khatana


उप/संयुक्त पंजीयन अधिकारी (सोहना)
सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी CCRK Developers LLP thru NihkilOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को
दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Shri Chand पिता .. निवासी Alipur व
श्री/श्रीमती /कुमारी Naresh पिता ..

निवासी Mandawar ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।


उप/संयुक्त पंजीयन अधिकारी (सोहना)

सब रजिस्ट्रार
सोहना

(Hereinafter referred to as the "Project Land"), as more particularly described in the Schedule I, Part A & B herein;

- B. The Executants have entered into a Development Agreement bearing No. 7463, dated 26th September, 2023 (hereinafter referred to as "Development Agreement") with the Developer, , in relation to joint development commercial colony ("Project") under the provisions issued by the Town and Country Planning Department of Haryana on the Project Land;
- C. Under the Development Agreement, the Executants have, inter-alia, agreed to execute a general power of attorney (which shall be co-terminus with the Development Agreement), in favour of the Developer, authorizing it to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction, development and maintenance of the Project and marketing, sale and transfer of the Saleable Area (as defined under the Development Agreement), in the manner hereinafter appearing.

NOW KNOW ALL THAT THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS do hereby nominate, constitute and appoint any person authorized/nominated by the Developer, (hereinafter collectively referred to as the "ATTORNEY", which expression shall, wherever the context permits, mean and include its successors and permitted assigns) as our true and lawful general power of attorney holder to do the following acts, deeds and things in our name and on our behalf in respect of the Project and Project Land in pursuance of the Development Agreement:

1. To enter upon the Project Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project Land.
2. To undertake development of the Project Land either itself or through contractors/ sub-contractors/ agents or other service providers and to enter into contracts in relation thereto.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental including but not limited to the DTCP and RERA authorities and other authorities in respect of matters relating to grant of letter of intent, licenses, approvals, sanctions, consents, registrations and renewals/ extensions thereof under applicable laws, rules, regulations, license, orders, notifications, for and in respect of the development of the Project Land and in particular the following, viz.:
 - (i) to execute sign, apply for, submit and follow up the application for approval under the Scheme, registration of the Project under RERA and the obtainment of the letter of intent and the license in relation to the Project from the DTCP
 - (ii) to apply for, submit and follow up the application for obtaining Approvals (as defined under the Development Agreement) in pursuance thereof for development of the Project Land as well as apply for issuance/renewal of the letter of intent or



Reg. No.

Reg. Year

Book No.

57

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Chandar Mohan Khatana Priya Mohan Khatana

प्राधिकृत :- thru NihkilOTHERCCRK Developers
LLP

गवाह 1 :- Shri Chand

गवाह 2 :- Naresh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 57 आज दिनांक 26-09-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 66.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1756 के पृष्ठ संख्या 16 से 19 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 26-09-2023

उप/सयुक्त पंजीयन अधिकारी(सोहना)

सब रजिस्ट्रार
सोहना

the license in relation to the Project upon the failure of the Land Lords to do the same under the Development Agreement;

- (iii) to submit layout plans, building plans and zoning plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorney may desire;
 - (iv) to apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof) and any like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions, approvals and no-objections from the aforesaid authorities and its department(s);
 - (v) to appear and represent the Executants before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the Project Land;
 - (vi) generally to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, completion, marketing and occupation of buildings, structures for development of the Project Land; and
 - (vii) to submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith.
4. To do all such acts, deeds and things as may be required for making the Project Land fit and proper for the purposes of the development of the Project thereon.
 5. To carry out the construction and development of the Project and to construct, reconstruct, repair, improve upon or otherwise develop the Project Land.
 6. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the Project Land and every part thereof in accordance with the Approvals, building plans, commencement certificate and specifications and to do all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.
 7. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc., as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the Executants before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time with respect to the Project Land.
 8. To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them and to execute appropriate writings in





their favour authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, licenses, no-objections and permissions for the construction and development of the Project Land.

9. To deal with and correspond with and make necessary applications to the concerned electric and water and other authorities and/or officers for obtaining connections for electricity and water supply for the Project Land and to obtain necessary orders in pursuance thereof and to do or caused to be done all necessary acts for laying the water lines, sewerage lines, internal roads, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Project Land and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required by the authorities concerned.
10. To attend to, to manage, look after, watch, examine and take care of the Project Land and or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and if any encroachments, trespasses or unauthorized constructions are already existing and/or being made hereafter and/or erected or constructed by any person or persons or body on the Project Land or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person or persons or body.
11. To obtain funding/loan facilities from any person for and to create mortgage/charge/encumbrance over the Project Land or the receivables from the Project or the development rights under the terms of the Development Agreement and to execute necessary documents, deeds and undertakings in this regard including mortgage deed or memorandum of entry etc., to appear before the office of concerned sub registrar and represent the Executants to get the said documents registered, and to hand over/ deposit the title deeds of the Project Land to the prospective lenders for creating charge over the same for such funding/loans.
12. To permit home loans for the prospective buyers in relation to the entire Project and to execute necessary documents for the same.
13. To apply for and obtain and receive refund of moneys paid by the Attorney with respect to the Project Land in the name of the Executants and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
14. To do all marketing, publicity and advertising activities and make advance bookings and to allot the areas/units/spaces on the Project Land as it may deem fit and proper.
15. To collect and receive from the allottees, lessees, acquirers, occupants, transferees or purchasers of the areas/units/spaces on the Project Land, the entire allotment consideration, sale consideration, charges or price as aforesaid and appropriate the same and also to receive and collect or demand maintenance charges from the occupants and to sign and execute and/or give proper and lawful discharge for the receipts.

Two handwritten signatures in black ink, one on the left and one on the right, both appearing to be cursive and stylized.



16. To execute from time to time all the agreements/ deeds/ documents on and in any other manner in respect of the areas/units/spaces/ on the Project Land and also to execute and sign the allotment letters and flat buyer agreements for the areas/units/spaces on the Project Land or part thereof in favour of prospective allottee(s)/ transferees, as the Attorney may deem fit and to receive all service charges and costs from them without any limitation or lien.
17. To manage and maintain the Project Land and all the buildings, plants, equipment and machineries, as well as other facilities constructed upon the Project Land and/or areas/units/spaces on the Project Land either on its own or through any maintenance agency and to fix such maintenance charges as may be deemed expedient by the Attorney or the maintenance agency as per the prevailing market practices.
18. To name the Project developed on the Project Land and modify the same at its sole discretion;
19. To sell, transfer, convey and dispose off the areas/units/spaces on the Project Land together with proportionate undivided right, share, interest and title in the Project Land as it may deem fit and proper.
20. To execute and sign sale, allotment, conveyance and transfer deeds/ agreements for sale, conveyance and/or transfer of the areas/units/spaces on the Project Land or part thereof together with proportionate undivided right, share, interest and title in the Project Land in favour of prospective allottee(s)/ transferees, as the Attorney may deem fit.
21. To appear before the concerned registrar or sub-registrar as may be considered proper either by law or by practice or as deemed expedient by the Attorney for the execution, stamping and/or registration of all writings/ deeds/documents for registration of sale/ transfer, as the case may be, of the areas/units/spaces on the Project Land or part thereof in favour of the prospective allottee(s)/ transferees and to admit execution of any deeds, assurances, conveyances or other instruments referred hereinabove.
22. To give formal/physical possession of the areas/units/spaces on the Project Land or part thereof to the prospective allottee(s)/ transferee(s).
23. If required, to take all necessary steps for the registration of a company, society, association, etc., of the owners and other occupants of areas/units/spaces /plots on the Project Land, registered under the applicable law and for that purpose to sign and execute all necessary forms, applications, papers and writings before the concerned authorities and to do all other acts, deeds, matters and things necessary for registration of the company/ society/ association and to obtain registration certificate.
24. To bear and pay all taxes, cess, charges, levies and any other outgoings payable in respect of the Project Land and to further bear and pay all taxes, cess, charges, levies and any other outgoings, including but not limited to, income tax, goods and service tax and value added tax, upon construction and development of the Project Land in pursuance of the Development Agreement.





25. To make payments of any fees/charges on behalf of the Executants for obtaining any Approval.
26. To evict the tenant/ unauthorized occupant/ trespasser on the Project Land, to initiate and file suits or any legal proceedings in court/ tribunal of competent jurisdiction, appoint any pleader/ advocate, compromise and withdraw any proceeding/ cases and to do all acts which may be required in respect thereto in terms of Applicable Laws.
27. To sign, verify, file, present, defend and pursue all kinds of suits, writs, applications, affidavits, claims, etc., in respect of the Project Land in all the courts, civil, revenue or criminal, and before any and all authorities, tribunals including arbitral tribunal, government offices/ departments including tax authorities, statutory authorities/ corporations and all other bodies/ authorities.
28. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, offices of the government/ semi government/ local bodies and/or any other statutory bodies for and in connection with the above purposes.
29. To sign, verify and execute complaints, written statements, counter-claims, appeals, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any court of law or equity whether of original, appellate, testamentary or revisional jurisdiction or judicial authority established by lawful authority and to do all acts and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees as the Attorney shall be advised or thinks proper with respect to the matters concerning construction, development of the Project Land and the sales and marketing of the Units thereon.
30. To appoint any other special power of attorney and delegate all or any of the powers given under this General Power of Attorney to its nominee.
31. To enjoy all rights, privileges and benefits to the Project and the units in the Project, including the right to generate, receive use and appropriate revenue generated out of the sale of the Units in accordance with the terms of the Development Agreement.
32. To undertake such other activities as may be required for the development of the Project and the Project Land

AND, GENERALLY to do any and/or all such other acts, deeds, matters and things which the Attorney think necessary and expedient for the purposes mentioned above in respect of the Project Land even if they are not covered by the aforesaid acts.

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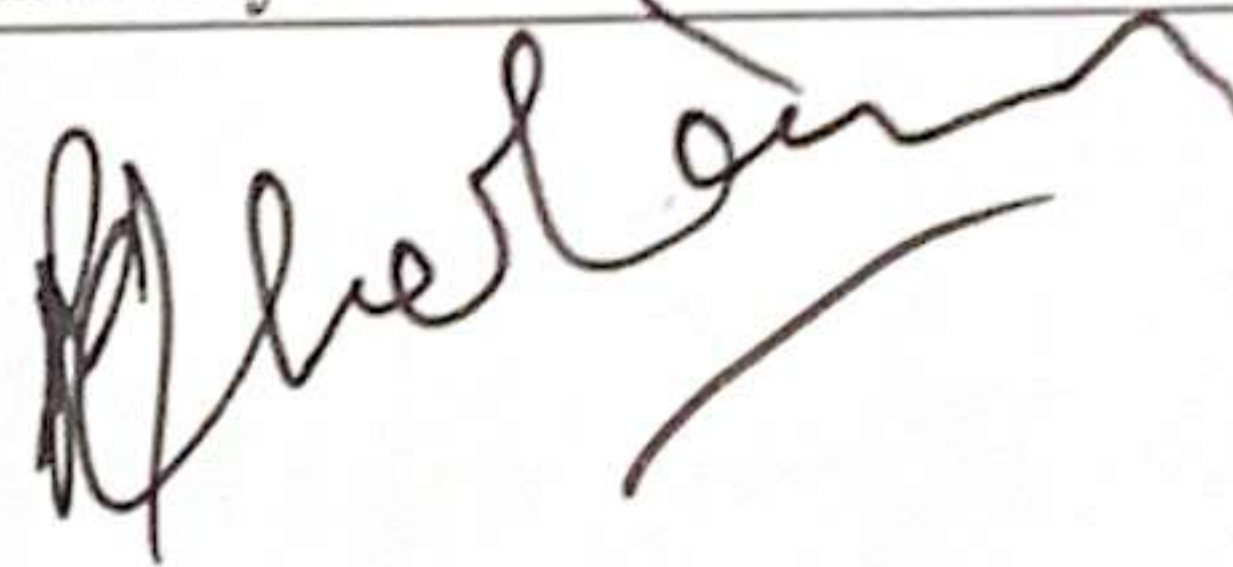
AND, THE Executants hereby agree to confirm and ratify all those acts, deeds, matters and things done and/or cause to be done by the Attorney shall be construed as acts, deed matters and things done by the Executants personally as if the Executants themselves were present and shall be binding on the Executants.

AND the Executant does hereby agree and confirm that this Power of Attorney is granted for consideration, the receipt and sufficiency of which the Executant does hereby acknowledge, and as such shall to this intent and purpose be governed by the provisions of Section 202 of the Indian Contract Act, 1882 and is irrevocable.

IN WITNESS WHEREOF, the EXECUTANTS have set forth their hands to this writing at Sohna, Gurugram on this 26th September, 2023.

Mr. Chander Mohan Khatana

Mr. Priya Mohan Khatana



WITNESSES:

1.

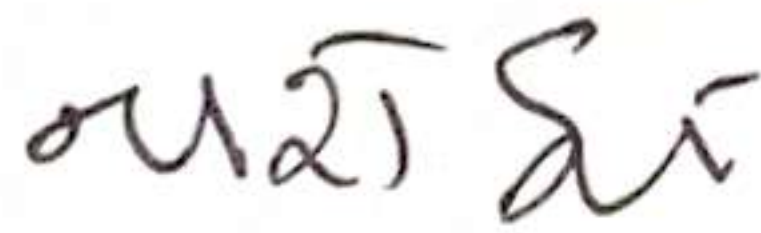


SHRI CHAND NAMBAR DAR
Village Alipur, Teh. Sohna
Distt. Gurugram (HR)

HARI SHANKAR AMBAYTA
ADVOCATE
SOHNA, GURUGRAM

26.09.2023

2.



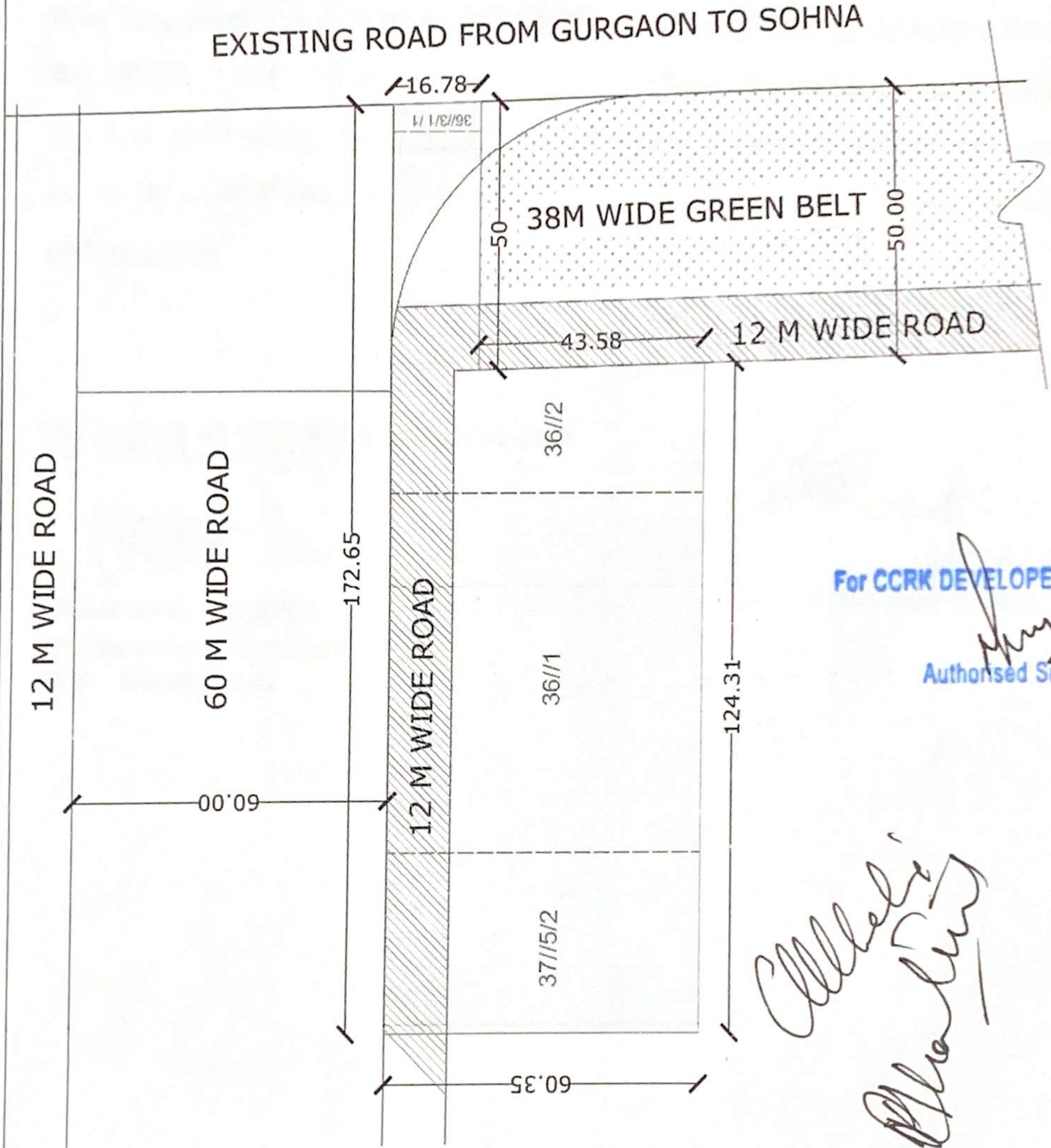
Naresh S/o Shri Kishan
Vill.- Mandawar



HARI SHANKAR AMBASTA
ADVOCATE
SONHA, GURUGRAM

SCHEDULE 'I'- PART B

SITE PLAN APPLIED FOR COMMERCIAL COLONY AN AREA MEASURING 2.056 ACRES IN SECTOR -35, DISTT. SOHNA BEING DEVELOPED BY CHANDER MOHAN KHATANA, PRIYA MOHAN KHATANA S/O DHARM PAL KHATANA (EQUAL SHARE)	
SITE PLAN	
ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE
AMIT KUMAR BHARGAVA CA2012781235	AUTHORIZED SIGNATORY
MONARCH DESIGN STUDIO ARCHITECT, PLANNERS ENGINEERS & TURNKEY PROJECT B-50, 122-123, First Floor, Madhya Marg, Sector 46, Gurgaon C-11, No. 9875-12345 E-Mail: c12345@gmail.com	



For CCRK DEVELOPERS LLP

Authorised Signatory

Chander Mohan Khata



FOR CERN DEVELOPERS (P)

Amendments

CCRK DEVELOPERS LLP

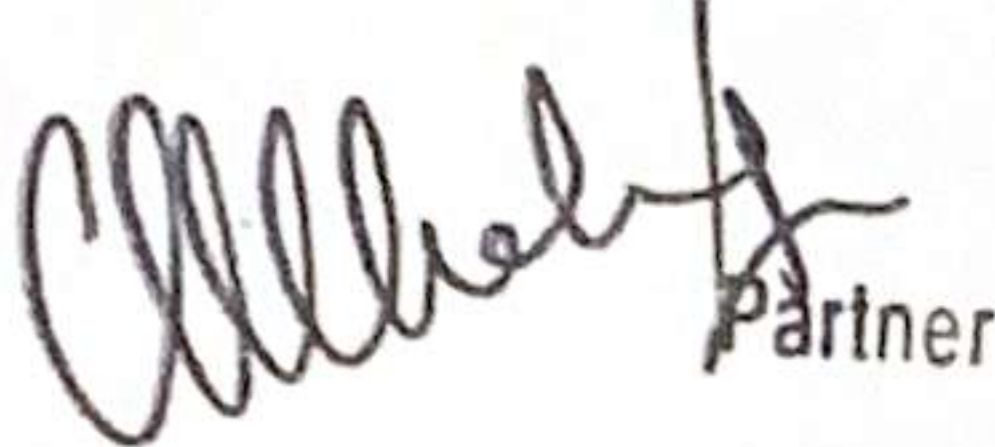
167, Village Dhunela, Sohna Road, Gurgaon, Haryana 122103

Email ID- ccrkdevelopersllp@gmail.com, LLPIN. ABD-0471

RESOLUTION

It is resolved today on 25/09/2023 that Sh. Nikhil bearing Aadhar No. 2586 7730 7938 is hereby authorized to execute and register the Collaboration Agreement and General Power of Attorney and to all acts and deeds in furtherance of above purpose on behalf of partnership.

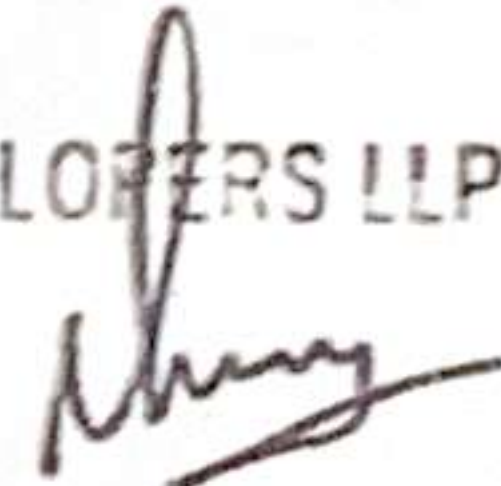
On behalf of CCRK Developers LLP
For CCRK DEVELOPERS LLP



Partner

CHANDER MOHAN
(Designated Partner)
DIN. 09851526

For CCRK DEVELOPERS LLP



Authorised Signatory

