Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 24/07/2022

Certificate No. GFX2022G10
GRN No. 92820850

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

Seller / First Party Detail

Name: Ashutosh Verma
H.No/Floor : 17 Sector/Ward : 0 LandMark : Molar band
City/Village : Badarpur District : South delhi State : Delhi
Phone: 88******63 Others : Mahesh kumar

Buyer / Second Party Detail

Name : Ms 4s developers Pvt Ltd
H.No/Floor : 1x63 Sector/Ward : 47 LandMark : Ild trade centre
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 88******63

Purpose : General power of attorney

54
25/07/22

THE SEAL OF THE SUB REGISTRAR SOUTH

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

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that we, **Sh. Ashutosh Verma** S/o- Baleshwar Verma, Resident of 17, Molar Band, Village Badarpur, Jaitpur, South Delhi, Delhi-110044, having **Aadhar no. 7457-7241-1139** and **Sh. Mahesh Kumar** S/o- Hari Chand, R/o- House No.-E-15 B, near Paras Hospital, East of Kailash, P.O. Sh. Niwas Puri, Greater Kailash, South Delhi, Delhi-110048 having **Aadhar no. 3445-1394-1032**, hereinafter collectively called the "**Executants**" have executed Collaboration Agreement Vasika No. 4186 dated 25-07-2022 in respect of following land in favour of **M/S 4S Developers Pvt. Ltd.**, a Company incorporated under The Companies Act, 2013 having its Registered Office at Unit 1X 63, 1st Floor, ILD Trade Centre Sector 47, Gurugram, Haryana and having CIN-U74999HR2016PTC065701 through its **authorized signatory Mr. Manvir Bhamla (Aadhar No. 6950 8005 1982)** duly authorized vide board resolution dated 22-07-2022 passed in his favour.

Harshit

प्रलेख न:54 दिनांक:25-07-2022

डीड सबंधी विवरण

डीड का नाम GPA

तहसील/सब-तहसील सोहना

गांव/शहर Dhuncla

धन सबंधी विवरण

राशि 10 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : GFX2022G10 स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:92842177 पेस्टिंग शुल्क 3 रुपये

Dratted By:: AJAIB SINGH ADV Service Charge:200

यह प्रलेख आज दिनाक 25-07-2022 दिन सोमवार समय 3:45:00 PM बजे श्री/श्रीमती /कुमारी ASHUTOSH VERMA पुत्र BALESHWER VERMA MAHESH KUMAR पुत्र HARI CHAND निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयंक्त पंजीयन अधिकारी (सोहना)
सयुक्त सब रजिस्ट्रार
सोहना

हस्ताक्षर प्रस्तुतकर्ता
ASHUTOSH VERMA MAHESH KUMAR

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS 4S DEVELOPERS PVT LTD thru MANVIR BHAMLA OTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीSHRI CHAND NUMBERDAR पिता --- निवासी ALIPUR व श्री/श्रीमती /कुमारी SUBHASH पिता ---
निवासी SOHNA ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयंक्त पंजीयन अधिकारी(सोहना)
सयुक्त सब रजिस्ट्रार
सोहना

WHEREAS the Executants, by virtue of the sale deed bearing registration no. 2282, registered before the sub- registrar Sohna, Gurugram on dated 09/06/2022, are the absolute and legal owners and having physical possession over the agriculture **Land bearing khewat /khata no. 252/255, Rect. No. 10, killa no.20 min south (3-9)field 1, land measuring 3 kanal 19 marla and in khewat / khata no. 308/302, rect. No. 9, kills no. 9(8-0), 10/1(1-14), 11/2(4-1),12/1(7-11), field 4, land measuring 21 kanal 6 marla to the extent of 37/426 share i.e. 1 kanal 17 marla and khewat / khata no. 416/420, rect. No. 9, killa no. 13(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), fields 4, land measuring 24 Kanal 12 marla to the extent of 1131/13366 share i.e. 2 kanal 1 marla 6 sarsai and khewat/ khata no. 313/317, rect. No. 7 killa no. 18/2(0-2), 19/2(0-5), 22/2(0-9), rect.no. 9 killa no. 2/1 (0-9),10/2(0-8), 11/1(0-8), 11/3(0-6), 12/2(0-9), rect. No. 10 killa no. 16/2(0-1), fields 9, lands 9, land measuring 2 kanal 17 marla to the extent of 1/49 share i.e. 0 kanal 1 marla 1 sarsai and khewat / khata no. 424/428, recct. No.9, killa no. 19/1(0-8), 22/2(0-8), fields 2. Land measuring 0 kanal 16 marla to the extent of 1/49 share i.e. 0 kanal 0 marla 3 sarsai and khewat / khata no. 302/306, rect. No. 9, killa no. 16(8-0), 25(8-0), rect. No. 21 , killa no. 5(8-0), fields 3, land measuring 24 kanal 0 marla to the extent of 1/560 share i.e. 0 kanal 0 marla 8 sarsai ,total land in all khewat is 1 acre in area,** situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurugram, Haryana., are hereinafter referred to as the **"Project land"** (which is more particularly described in the land Details attached with this agreement as Annexure-A).

WHEREAS in furtherance of Collaboration Agreement Vasika No. 4186 dated 25-07-2022 M/S 4S Developers Pvt. Ltd. shall undertake the conceptualization, promotion, construction, development, implementation and selling of a flats/units under Pradhan Mantra Awas Yojana (Urban) or under any other affordable housing scheme or under any Township approved by the DTCP hereinafter called the "Proposed Project" over the Project Land subject to complete right on 50% area of said 1 acre with M/S 4S Developers Pvt. Ltd. The conditions laid down in collaboration agreement are

Reg. No.	Reg. Year	Book No.
54	2022-2023	4



पेशकर्ता



प्राधिकत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- ASHUTOSH VERMA MAHESH KUMAR

प्राधिकत :- thru MANVIR BHAMI AOTHERMS 4S DEVELOPERS PVT LTD

गवाह 1 :- SHRI CHAND NUMBERDAR

गवाह 2 :- SUBHASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 54 आज दिनांक 25-07-2022 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 16.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1748 के पृष्ठ संख्या 69 से 72 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 25-07-2022

उप/सयुंक्त पंजीयन अधिकारी(सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

superimposing on this GPA and will be considered as final without any recognition of any other statement mentioned herein.

WHEREAS in light of execution/registration of Collaboration Agreement pertaining to Project Land, the Executants have admitted and acknowledged the absolute and irrevocable right of M/s 4S Developers Pvt. Ltd. to promote, construct, develop, implement and sell proposed Project/unconstructed FSI over the Project Land.

WHEREAS in terms of Said Collaboration Agreement, the Executants had undertaken to execute this irrevocable General Power of Attorney in favour of the nominees of M/s 4S Developers Pvt Ltd as may be nominated by Board of Directors of the Said Company.

NOW BY THIS POWER OF ATTORNEY THE EXECUTANTS HEREBY nominate, constitute and appoint Sh. Sanju Bhadana S/o Sh. Balraj Singh Bhadana Resident of Naya Gaon, Tehsil Sohna Distt. Gurugram, being Director of M/s 4S Developers Pvt. Ltd. And Sh. Manvir Bhamla S/o Sh. Ram Dhan Bhamla R/o DD 1559, Dabua Colony, Faridabad, Haryana nominated by the board of M/S 4S Developers Pvt. Ltd. Vide resolution dated 22-07-2022 passed in his favour, as their true and lawful Attorney with full authority to individually/ severally do the following, acts, deeds and things for us and on our behalf and in our name:-

1. To conceptualize, promote, construct, develop and sell a proposed Project over Project Land. The attorney is competent and entitled to execute all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time for obtaining all sanctions/permissions/renewals from the concerned authorities to construct/renovate/demolish/reconstruct/ develop/implement and to promote/sell the units/built-up areas in the proposed Project over Project Land.


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2. To sign, apply, verify, file, submit furnish all applications and documents before various authorities in Gurugram, such as Land Acquisition Department, Town and Country Planning Department, Haryana Real Estate Regulatory Authority, Secretary Revenue, Secretary Finance, National Highway Authority of India (NHAI), Income-tax Department, Pollution Department, Environment Department, Mines and Geology Department, Airport Authority of India, Municipal Corporation of Gurugram, Revenue Authorities/Department, Public Health Department, Fire Department and all other departments and authorities of the Government for all proceedings and matters related to sanction of additional Floor Area Ratio and construction/ renovation/ demolition/ reconstruction/ development/ implementation and for promotion/sale of the units/built-up areas in the proposed Colony over the Project Land.
3. To sign, apply, furnish all relevant documents in respect of Transfer of License/sanctions pertaining to the proposed Project.
4. To apply for and obtain permissions, NOC from the concerned authorities including Municipal Corporation of Gurugram, NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of proposed Project over Project Land under the provisions of applicable statutes/ Real Estate (Regulation and Development) Act or any other applicable laws, rules etc. and for that purpose to sign, file all necessary applications, undertakings, agreements, affidavits, bank guarantees, indemnity bonds and/or all other papers and documents as may be required from time to time by the concerned authorities.
5. To sign, apply, furnish all relevant documents in respect of registration of the said proposed Project with the Haryana Real Estate Regulatory Authority and obtain requisite registration of the project /other permissions.
6. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc. as may be required and in connection with the release of the Project Land (if required).


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7. To sign, file, submit and obtaining sanction of lay out plan, building plan, services plan, increase in FAR, revised / modified zoning plan/building plans, services plans, Occupation Certificate, Completion Certificate etc. before the concerned authorities under the State Government and/or Central Government as may be required from time to time.
8. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such Licensing Authorities, Municipal Authorities, Fire Department and /or authorities in charge of sewer, water, electricity, highways any other concerned authorities connected with grant of sanctions for the proposed project under the Government of Haryana as well as Central Government and to sign, file, execute and all applications, representations, affidavits, undertakings, indemnity bonds and such other papers and documents as 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 of proposed Project on the part or whole of Project Land in accordance with the license and/or sanctioned building plans and specifications.
10. To obtain loan or financial assistance from banks/financial institutions in respect of the total land beneath under the proposed Project over Project Land and/or against the total FAR approved by the concerned authorities in the proposed project. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the Project Land. No liability in this regard shall be fastened on the Executants.
11. To pay and allow all taxes, assessment charges, deduction, expenses and all other payment and outgoing charges whatsoever due and payable, to become due and payable for or on account of the proposed Project to be constructed/developed over Project Land to the authorities concerned.
12. To execute and get registered Agreements, Sale Deeds, Conveyance Deeds, Lease Deeds, Gift Deeds, Mortgage Deeds, License Deeds, Relinquishment Deeds/Rectification Deed(s), Award of Arbitrator etc.


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or any other document which the attorney deems expedient and necessary in his wisdom pertaining to Developer's constructed/to be constructed area forming part of the proposed Project which would be developed over Project Land.

13. To receive earnest money, advance part of sale consideration, rent, license fee, deposit(s), security, amounts and consideration of all nomenclatures received from the allottees towards the allotment of their units in the proposed Project by virtue of Collaboration Agreement registered as document no 4186 dated 25-07-2022, in the office of sub registrar Sohna, District Gurugram, as referred to above.
14. To advertise, put its Board/Signage at site as per applicable law on the external facade, or at any other location over the Project Land proposed Project.
15. To appoint and execute further General Power of Attorney(s) and/or Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Power of Attorney and to do things and acts to obtain the objectives as mentioned in the Collaboration Agreement.
16. To do generally all other acts and things, deeds, as are necessary or are required to be done for giving effect to terms of the Collaboration Agreement.
17. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the Attorney be necessary or convenient or expedient for carrying out the purposes mentioned in the Collaboration Agreement.
18. That the attorney shall be entitled to get the license/sanctions of proposed Project pertaining to Project Land transferred in favour of any person/ company on behalf of the Executants and also to obtain all requisite permissions in this regard from the concerned statutory authorities.
19. The attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for achieving the objectives of Collaboration Agreement. The present attorney is irrevocable one and the Executants shall ratify

For M/s


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all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney(s). The Attorney(s) shall exercise powers by virtue of this document in accordance with law. However, no act, deed or thing done by the Attorney(s) which violates or infringes any statute, rule or bye-law shall be binding on the Executants.

IN WITNESS WHEREOF, the Executants have executed this General Power of Attorney on this day of 2022 at Gurugram.

Witnesses:

1.

2.

WITNESS
SUBHASH CHAND S/O DHARMPAL
VILL- RAHAKA TEH- SOHNA GURUGRAM

Executants

Sh. Ashutosh Verma

Sh. Mahesh Kumar

For 4S Developers Pvt. Ltd.

Authorised Signatory

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AMBOSS

For 4S Developers Pvt. Ltd.

Authorised Signatory

WITNESS

SUBHASH S/O DHANRAJ
VILL- RANAKA TEH- SONNA GURGRAM

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

Dated: Jul 24, 2022 Time: 18:21:22

Appointment Slip

Shri / Smt.
Mahesh
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:	67	**Token No:**	02824072022062101000
Transaction Amt:	Rs. 10	**Property ID:**	
Date & Time:	Jul 25, 2022 13:48	**Appointment Type:**	N
Address:	Delhi		

Appointment Fee & Charges (Incl. Tatkal if any)		
Appointment Fee	**Postage**	**Total**
Rs.0.00		**₹ 0.00**

Stamp Details			
Type	**Stamp No**	**Issue Date**	**Value**
EStamp	GFX2022G10	24-Jul-22	**₹ 1000.00**

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

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-1032

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 discrepency in data provided while booking appointment will lead to failure of deed registration.

Transacted Area			
Khewat	**Unit**		
Total			

Khasra Details					
Khewat	**Khatoni**	**Mustil**	**Khasra**	**Kanal/Bigha**	**Marla/Biswa**

Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the apointment.


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