

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 18/07/2018

Certificate No. M0R2018G83



GRN No. 37240595

Stamp Duty Paid : ₹ 500  
(Rs. Only)

Penalty : ₹ 0

(Ps. Zero Only)

**Seller / First Party Detail**

Name: Naurang ivestment pvt ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Ansal bhawan

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 0

**Buyer / Second Party Detail**

Name : Ansal housing and Construction ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : 0

City/Village: New delhi

District : Delhi

State : Delhi

Phone : 0

Purpose : GENERAL POWER OF ATTORNEY

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



### IRRIVOCABLE POWER OF ATTORNEY

#### KNOW ALL MEN BY THESE PRESENTS

This General Power of Attorney is made and executed at distt. Karnal, Haryana on this 2<sup>nd</sup> day of August, 2018 by (1) Naurang Investment & Financial Services Pvt. Ltd. Having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001 (2) Sampark Hotel Pvt. Ltd. Having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001 (3) Amarnath Properties Pvt. Ltd. Having its registered office at 1202, Ansal Bhawan, 16, K.G Marg, New Delhi-110001 (4) Arezzo Developers Pvt. Ltd. Having its

प्रलेख न:208

दिनांक:02-08-2018

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

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 500 रुपये
स्टाम्प नं : m0r2018g83	स्टाम्प की राशि 500 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	पेस्टिंग शुल्क 3 रुपये
Drafted By: दिनेश चौहान	Service Charge:200

यह प्रलेख आज दिनांक 02-08-2018 दिन गुरुवार समय 2:22:00 PM बजे श्री/श्रीमती /कुमारी

Naurang Investment and Financial Services Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Sampark Hotel Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . shatrunjay Darshan construction Co. Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Amarnath Properties Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Arezzo Developers Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Vriddhi Properties Pvt.Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Sphere Properties Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Aerie Properties Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . Arena Construction Pvt. Ltd.thru मार्फत जगजीत सिंहOTHER पुत्र . निवास करनाल द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (करनाल )

हस्ताक्षर प्रस्तुतकर्ता

Naurang Investment and Financial Services Pvt. Ltd Sampark Hotel Pvt. Ltd. shatrunjay Darshan construction Co. Pvt. Ltd Amarnath Properties Pvt. Ltd. Arezzo Developers Pvt. Ltd. Vriddhi Properties Pvt.Ltd. Sphere Properties Pvt. Ltd. Aerie Properties Pvt. Ltd. Arena Construction Pvt. Ltd.

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन प्रा. लि. thru मार्फत तोकिए आलम ए.एस.OTHER पुत्र . हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजपाल नम्बरदार निवासी दादपुर रागडान व श्री/श्रीमती /कुमारी गौरव पिता योगिन्द्र

registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 (5) Vriddhi Properties Pvt. Ltd. Having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 (6) Sphere Properties Pvt. Ltd. Having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 (7) Aerie Properties Pvt. Ltd. Having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 (8) Arena Construction Pvt. Ltd. Having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba, New Delhi-110001 all duly represented through their Authorised Signatory Mr. Jagjeet Singh S/o Sh. Haripal Singh (hereinafter referred to as "Executants").

#### IN FAVOUR OF

M/s Ansal Housing & Construction Ltd., a company incorporated under Companies Act, 1956, and having its registered office at 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi-110001 acting through its duly authorized representative Mr. Tauqeer Alam (hereinafter referred to as the "Attorney").

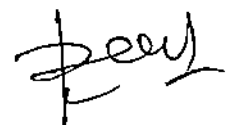
The Executants and the Attorney are hereinafter collectively referred to as the "parties".

WHEREAS the Executants are the Owners/Share-holders and in possession of land situated in the revenue estate of Kasba - Karnal, Tehsil & District Karnal, Haryana, (hereinafter referred to as the "Said Land/project land") details of said land is more particularly described hereunder:

#### LAND AREAS OWNED BY THE EXECUTANTS

1. Details of the Land owned by M/s Naurang Investment Finance Services Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
12722/9596		0-9



Reg. No.

Reg. Year

Book No.

208

2018-2019

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru मार्फत जगजीत सिंह OTHER Naurang Investment and Financial Services Pvt. Ltd thru मार्फत जगजीत सिंह OTHER Sampark Hotel Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER shatrunjay Darshan construction Co. Pvt. Ltd thru मार्फत जगजीत सिंह OTHER Amarnath Properties Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER Arezzo Developers Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER Vriddhi Properties Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER Sphere Properties Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER Aerie Properties Pvt. Ltd. thru मार्फत जगजीत सिंह OTHER Arena Construction Pvt. Ltd.

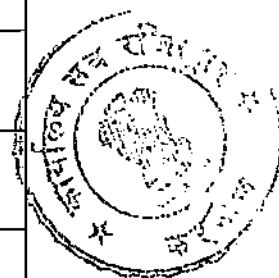
प्राधिकृत :- thru मार्फत तोकिर आलम ए.एस. OTHER मैसर्स अंसल हाऊसिंग एण्ड कंस्ट्रक्शन प्रा. लि.

गवाह 1 :- राजपाल नम्बरदार

गवाह 2 :- गौरव

प्रमाण पत्र

12444/9372	
9370	0-18
9371	
12447/9372	0-3
12432/9358	0-7
12510/9432	0-5
12511/9432	0-4
12527/9436	0-4
12434/9358	0-5
12521/9433	
12522/9433	0-7
12526/9436	0-3
12429/9356	0-0.5
12538/9436	0-4.5
12559/9456	0-4
12447/9372	0-7
12432/9358	0-12
12510/9432	0-9

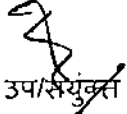


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प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 208 आज दिनांक 02-08-2018 को बही नं 4 जिल्द नं 510 के पृष्ठ नं 56.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 9611 के पृष्ठ संख्या 42 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-08-2018

  
उप/संयुक्त पंजीयन अधिकारी( करनाल )

12511/9432	0-8
12527/9436	0-8
12434/9358	0-12
9368	3-10
12437/9359	1-5
12436/9359	0-18
9375	3-12
14226/9363/2/1	9-10
14222/9348	
14224/9349	
14221/9348	0-6
14223/9349	0-3
14225/9363	
14228/9364	
14235/9376	
14237/9376	
14236/9376	1-8

Total 27-2or 5.64 acre

*[Signature]*

*[Signature]*

2. Details of Land owned by M/s Sampark Hotel Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
12700/9585		0-1
12499/9418		2-11
Total		2-12 or .54 acre

3. Details of the Land owned by M/s Aerie Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

<u>Khasra No.</u>	<u>Area</u>	<u>B-B</u>
8655/1		2-8
12733/9599/1		0-7
12734/9599/1		0-3
12735/9599		1-16
12736/9599		1-9
8644		3-4
8653M		4-15
8654		2-17
8655		2-2

*John*

*John*

8653 M	2-4
12738/9604	0-10
12731/9599	1-0
9603	2-2
8643	0-10

Total 20-107 or 25-07 or 5.28 acre

4. Details of Land owned by M/s Sphere Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
12733/9599/2		0-18
12734/9599/2		0-7
Total		0-25 or 1-5

Total 0.26 acre

5. Details of Land owned by M/s Vridhi Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
12729/9598		2-10
12731/9599		1-10

*[Signature]*

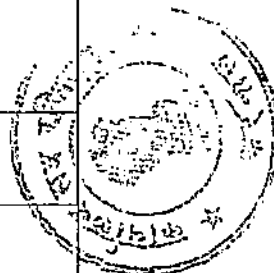
*[Signature]*

9603	3-4
8643	0-15
Total	6-39 or 7-19

Total 1.66 acre

6. Details of Land owned by M/s Amarnath Properties Pvt. Ltd. in Kasba- Karnal, Haryana:-

Khasra No.	<u>Area</u>	<u>B-B</u>
13513/12737/96 04		1-15
9602M		1-16
13513/12737/96 04		1-15
9602		1-08
Total		4-54 or 6-14



TOTAL ----- 14.78 ACRE

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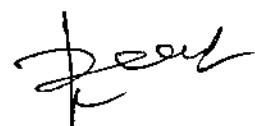
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AND WHEREAS the executants being fully entitled and well in possession of their aforementioned respective land areas, have entered into an agreement dated 01.03.2013 with the Attorney duly registered at the office of sub-registrar, Karnal vide registration no. 11116 dated 19.03.2017 in book no. 1, volume no. 587 at page no. 165, for the purpose of developing the same into a residential colony on the terms and condition stipulated in the said agreement. That the parties further executed a supplementary agreement dated 02/08/18 duly registered at the office of sub-registrar, Karnal vide registration no. 4070 dated 02/08/18 in book no. 1..., volume no. 583. at page no. 56-58, and in terms thereof do hereby constitute and appoint the developer M/s Ansal Housing & Construction Ltd., New Delhi as their lawful attorney and authorize them to do all or any of the following acts, deeds, matters and things concerning the development of the Project Land and in particular that is to say;

1. To enter upon the scheduled land for Development and survey the same, prepare layout and service plans, prepare building plans and carry out work of development, construction and completion of the proposed project(s) on the scheduled land as per approvals in conformities with existing laws and rules and to carry out necessary formalities for obtaining approvals.
2. To represent the Executants before The Director, Town & Country Planning, Haryana, Haryana Urban Development Authority, Real Estate Regulatory Authority and all other concerned statutory authorities, in the matter of applying for, seeking and obtaining the requisite development License/s, approvals, permissions, sanctions, no objection certificates, change in land use including building plans, zoning plans, completion certificates, etc., required by or under any provisions of law from any Government Department or Authority under the Haryana Urban Development Laws and/or the rules framed thereunder and to apply for and seek registration of the proposed project under Real Estate

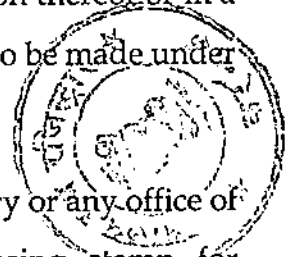
(Regulation and Development) Act, 2016(RERA), to represent the Executants before RERA Authority, RERA Appellate Tribunal and also to comply with all the rules and regulations of RERA Act as and when required and to do all acts whatsoever on behalf of the Executants as required under the relevant laws for the development of the said Land into a residential colony.

3. To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refunds of any excess payments which may be due.
4. To engage any architects, consultants, engineers, contractors, workmen etc. for the buildings to be constructed, to fix their charges, remunerations and pay the same and the Executants will not be responsible for any accident that may occur during the course of construction and the attorney(s) alone shall meet any financial or other liability either under Workman Compensation Act or under any other Law or Regulation in force for the time being.
5. To install hoardings, sign boards, neon signs etc. of the Developer on the Said Schedule Land indicating development thereof and issue advertisements in such mode as may be deemed fit by the attorney, to exercise full, free, uninterrupted and irrevocable marketing and branding rights in respect of the Said Project to be developed on the schedule land in terms of the Development Agreement.
6. To mortgage, create any lien, charge in favour of any Bank/Financial Institution/NBFC over the Said Land to raise finance/loans on such terms & conditions as the Attorney may deem fit and proper for the purpose of development and construction of the Project envisaged in terms of aforementioned agreements and to execute and sign any documents, mortgage



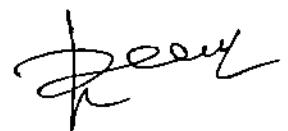
deed etc. and present the same for registration before the Sub-Registrar or any other Competent Registering Authority.

7. To market, advertise, sell and or part with possession in respect of the said land and any part thereof and /or entire developed area or any part thereof and to receive, collect and appropriate the sale proceeds regarding the same, issue receipts and execute allotment agreements/agreement for sale and/or conveyance deed/sale deeds to convey title in favour of the buyer/allottees/purchasers of the developed area in proposed project on the said project land and/or enter in to any kind of arrangements/agreement with any third party with respect to the project land; thus, the Attorney is fully competent and fully entitled to transfer and convey Executant's/Landowner's rights, title and interest in the said land as agreed to be sold/leased to different prospective purchasers by the Attorney, in favour of respective purchasers and to execute the relevant documents including the sale deeds, lease deeds, conveyance deeds etc. in favour of the prospective buyers.
8. To contest, oppose or otherwise deal with any proposal to include all or any portion of the project land in an order for compulsory acquisition thereof or in a clearance or development order or other similar order made or to be made under statutory powers.
9. To deposit on behalf of the Executants any money in the Treasury or any office of the Registrar or Sub-Registrar for the purpose of purchasing stamp for conveyance deed, to present for registration the said deeds and documents in terms of the said Development Agreement and admit the execution thereof and give acknowledgement receipt of the payments and to do all other acts that may be necessary for the registration of the said documents and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.



10. To appear before the Revenue Court and Officers on behalf of the Executants and to get mutation of the said project Land or units constructed thereon entered in their own name or in the name(s) of the purchaser(s) of developed areas/plots.
11. To accept service of any summons or other legal process or notice of any suit, appeal, revision and/or to appear before and represent the Executants in any court(s), civil, revenue, criminal etc., including the High Court(s) and the Supreme Court of India, whomsoever, as the said Attorney may deem fit and proper and to commence, initiate, prosecute or defend or compromise, any action, suit or other legal proceedings in any Courts, Forums, Tribunals and/or other Statutory Authorities appointed under any Act or law and to make statements on oath and to engage and appoint any Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf of the Executants in the course of conduct of legal proceedings connected in any manner in respect of the said project Land.
12. AND the EXECUTANTS hereby agree that all acts, deeds or things lawfully done or caused to be done by the said Attorney or its authorized representative under this General Power of Attorney shall be construed as acts, deeds, matters and things done by the Executants and the Executants hereby undertake to confirm and ratify all and whatsoever the said Attorney shall do as per the provisions of the said Development Agreement.
13. This General Power of Attorney is irrevocable.

IN WITNESS WHEREOF, THIS GENERAL POWER OF ATTORNEY HAS BEEN SIGNED, SEALED AND DELIVERED BY THE EXECUTANTS HEREIN ON THIS 02<sup>nd</sup> DAY OF August 2018 IN THE PRESENCE OF THE FOLLOWING



**SIGNED, SEALED AND DELIVERED**

(Executants)

(1) Naurang Investment & Financial Services Pvt. Ltd.

(2) Sampark Hotel Pvt. Ltd.

(3) Amarnath Properties Pvt. Ltd.

(4) Arezzo Developers Pvt. Ltd.

(5) Vridhi Properties Pvt. Ltd.

(6) Sphere Properties Pvt. Ltd.

(7) Aerie Properties Pvt. Ltd.

(8) Arena Construction Pvt. Ltd.

Attorney


For Ansal Housing & Construction Ltd.


Witnesses:-

1. Shri Rajpal Kumbardar will Dada Pura Ragdon  
Dsta Karnal

2. Shri Gaurav Shri Yoginder Singh  
H/o Ansal town Karnal

Accepted by  
  
2/8/18

DDO Code: 2305	<b>E - CHALLAN</b> Government of Haryana	Candidate Copy
Valid Upto: 08-08-2018 (Cash) 03-08-2018 (Chq/DD)		
GRN No.: 0037507640	Date: 02 Aug 2018 15:14:11	
Office Name: 2305-tehsildar		
Treasury: Kamal		
Period: (2018-19) One Time		
<b>Head of Account</b>		<b>Amount ₹</b>
0030-03-104-99-51 Fees for Registration		103
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		103
₹ One Hundred and Three Rupees		
<b>Tenderer's Detail</b>		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 208		
Cheque-DD- Detail:		
		Depositor's Signature
<b>FOR USE IN RECEIVING BANK</b>		
Bank CIN/Ref No:	7247221085	
Payment Date:	02/08/2018	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

DDO Code: 2305	<b>E - CHALLAN</b> Government of Haryana	AG/ Dept Copy
Valid Upto: 09-08-2018 (Cash) 03-08-2018 (Chq/DD)		
GRN No.: 0037507640	Date: 02 Aug 2018 15:14:11	
Office Name: 2305-tehsildar		
Treasury: Kamal		
Period: (2018-19) One Time		
<b>Head of Account</b>		<b>Amount ₹</b>
0030-03-104-99-51 Fees for Registration		103
PD AcNo 0		
Deduction Amount: ₹		0
Total/Net Amount: ₹		103
₹ One Hundred and Three only		
<b>Tenderer's Detail</b>		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANSAL HOISING AND CONSTRUCTION		
Address: R O DELHI -		
Particulars: REGISTRATION NO 208		
Cheque-DD- Detail:		
		Depositor's Signature
<b>FOR USE IN RECEIVING BANK</b>		
Bank CIN/Ref No:	7247221085	
Payment Date:	02/08/2018	
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.