

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/10/2019

Certificate No. GOK2019J1289

GRN No. 58708654



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lalwani brothers buildcon llp

H.No/Floor : R649

Sector/Ward : Nil

LandMark : New rajendra nagar

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 0



Buyer / Second Party Detail

Name : Sterhal buildcon Private limited

H.No/Floor : 12

Sector/Ward : Nil

LandMark : Dr gopal dass bhawan

City/Village : New delhi

District : Delhi

State : Delhi

Phone : 0

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>

SPECIAL POWER OF ATTORNEY

Stamp Duty : Rs. 1,000/-

E-Stamp No. And Date – GOK2019J1289 dt. 11-10-2019

Pasting & Registration Fees – 58748971/105

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT GURUGRAM ON THIS 11th DAY OF October 2019, BY

M/s Lalwani Brothers Buildcon LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008, having its office at R-649, Ground Floor, New Rajendra Nagar, New Delhi-110060, through its authorized signatory vide resolution dated 17th September 2019, Mr. Mr. Brijesh Kumar Yadav S/o Natthu Singh R/o – R-649, New

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For STERHAL BUILDCON PVT. LTD.

Director/Authorised Signatory



प्रलेख नं:49

दिनांक:11-10-2019

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील कादीपुर
गांव/शहर गाडोली कलां

धन संबंधी विवरण

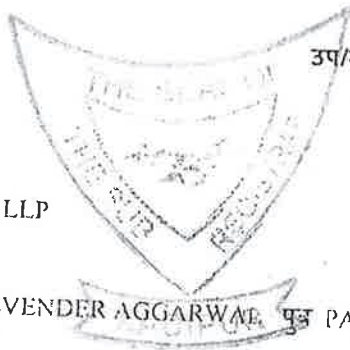
राशि 0 रुपये
स्टाम्प नं : GOK2019J1289
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:58748971
पेस्टिंग शुल्क 3 रुपये

Drafted By: SHIV KUMAR ADV

Service Charge:200

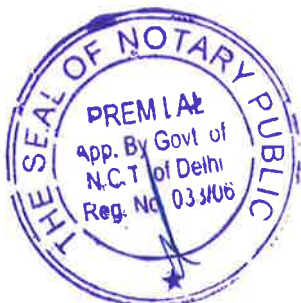
यह प्रलेख आज दिनांक 11-10-2019 दिन शुक्रवार समय 4:41:00 PM बजे श्री/श्रीमती /कुमारी
MS LAL WANI BROTHERS BUILDCON LLP thru BRIJESH KUMAR YADAV OTHER निवास द्वारा पंजीकरण हेतु
प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता
MS LAL WANI BROTHERS BUILDCON LLP



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DEVENDER AGGARWAL पुत्र PADAM CHAND AGGARWAL हाजिर है । प्रस्तुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR पिता --- निवासी ADV
GGM व श्री/श्रीमती /कुमारी DEEPAK पिता ---
निवासी ADV GGM 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 (कादीपुर)
For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

Rajinder Nagar New Delhi (Aadhar No. 5645 4843 3017) (Hereinafter called the Executant)

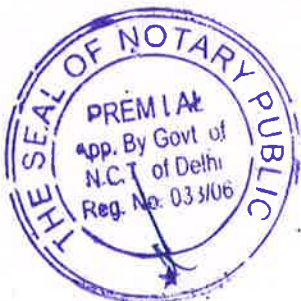
WHEREAS:

- A. The Executant is the absolute owner of a licensable parcel of land ad-measuring 9.103 Acres as per Annexure A, Executant is the absolute Owner of land measuring 9.103 Acres situated in the revenue estate of Village Gadoli Kalan, Sector 37D, Tehsil and District Gurugram, Haryana, which is hereinafter referred to as the "said Land/Subject land";
- B. The Executant have entered into a Collaboration/Development Agreement dated 11th October 2019 (hereinafter referred to as the "Agreement") in favour of M/s Sternal Buildcon Private Limited, a company registered and incorporated under the Companies Act, 1956, having its registered office at Unit No 201B, 2nd floor, Tower A Signature Tower, South City-1 Gurugram Haryana-122001 (the "Developer"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms / conditions provided in the Agreement (the 'Project')
- C. Further, under the terms of the Agreement, the Executant have, in consideration of the obligations of the Developer, undertaken to execute in favour of the Developer and / or its nominee, an Special Power of Attorney, for the purpose of authorizing and giving the Developer all the power and authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH

That we, the above named Executant, do hereby, irrevocably nominate, constitute and appoint Mr. Devender Aggarwal S/o Late Shri Padam Chand Aggarwal R/o 34, Road No. 61, Punjabi Bagh West, New Delhi., i.e. the Authorized Signatory of the Developer (as authorized by the Developer) to be the true and lawfully constituted attorney of the Executant and in its name and/ or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant have appointed ATTORNEY Mr. Devender Aggarwal, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY.



For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

Reg. No.

Reg. Year

Book No.

49

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru BRIJESH KUMAR YADAV OTHER MS LALWANI BROTHERS
BUILDCON LLP

प्राधिकृत :- DEVENDER AGGARWAL

गवाह 1 :- SHIV KUMAR

गवाह 2 :- DEEPAK



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 49 आज दिनांक 11-10-2019 को बही नं 4 जिल्द नं 3 के पृष्ठ नं 61.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 75 से 76 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 11-10-2019

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

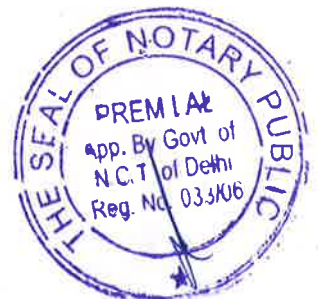
1. To apply for license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license.
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from respective/ concerned authorities.
3. To sign, file, verify, apply, review, amend all or any documents, in respect of promote/develop the above said land for Residential/commercial/institutional/IT etc. and to represent or appear before any authorities with respect to obtain license for the above stated land.
4. To enter upon the Subject Lands and take control and possession of the same for the purposes of carrying out the development of the Project;
5. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
6. To manage the Subject Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Subject Lands with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
7. To carry out the Project on the Subject Lands through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications.
8. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission t mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Lands and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
9. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Agreement or in relation to the development of the Project on the Subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

FOR SUTERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory



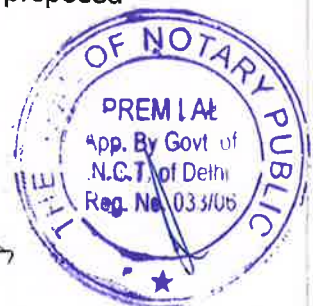



10. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement
11. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Agreement or in relation to the development of the Project on the Subject Lands, and for any other matter connected with and/or touching that development of the Project or the Subject Lands;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, intimation of approval, commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical substations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Lands for becoming eligible for grant of such approvals, permissions, consents, sanctions etc as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;
13. 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 lay out, building plan, and/or for the purpose of constructing / building on the Subject Lands by utilizing the FSI / FAR as may be permitted in respect of the Subject Lands.
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
15. To apply to the Government or any Government Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and Development of the Project.
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project.
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and / or on the Subject Lands, and enter into agreements with such transferees as it deems fits and on such marketing, leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed


For Lalwani Brothers Buildcon LLP

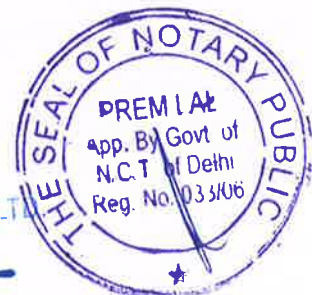
Designated Partner/Authorised Signatory

Director/Authorised Signatory



DDO Code: 0370	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 18-10-2019 (Cash) 12-10-2019 (Chq./DD)			
GRN No.: 0058748971	Date: 11 Oct 2019 13:02:02		
Office Name: 0370-NIAB TEHSILDAR HARSURU			
Treasury: Gurgaon			
Period: (2019-20) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		5	
0030-03-104-99-51 Fees for Registration		100	
PD AcNo		0	
Deduction Amount: ₹		0	
Total/Net Amount: ₹		105	
₹ One Hundred and Five Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Sternal Buildcon Private Limit			
Address: New Delhi -			
Particulars: Pasting Registration fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	000150900094411102019		
Payment Date:	11/10/2019		
Bank:	SBI Aggregator		
Status:	Success		

DDO Code: 0370	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 18-10-2019 (Cash) 12-10-2019 (Chq./DD)			
GRN No.: 0058748971	Date: 11 Oct 2019 13:02:02		
Office Name: 0370-NIAB TEHSILDAR HARSURU			
Treasury: Gurgaon			
Period: (2019-20) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		5	
0030-03-104-99-51 Fees for Registration		100	
PD AcNo		0	
Deduction Amount: ₹		0	
Total/Net Amount: ₹		105	
₹ One Hundred and Five only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Sternal Buildcon Private Limit			
Address: New Delhi -			
Particulars: Pasting Registration fees			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	000150900094411102019		
Payment Date:	11/10/2019		
Bank:	SBI Aggregator		
Status:	Success		



Director/Authorised Signatory

* 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.

transferee of the Saleable Area in the Project in accordance to the terms and condition of Development agreement of even date.

AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney, or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special power of attorney, under and by virtue of this these presents.

AND we hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the Developer.

In witness whereof the Executant have executed this Deed of special Power of Attorney on the Day, month and Year set forth below its Signature.

Executant Lalwani Brothers Buildcon LLP

M/s Lalwani Brothers Buildcon LLP
Represented through its authorised signatory
Mr. _____

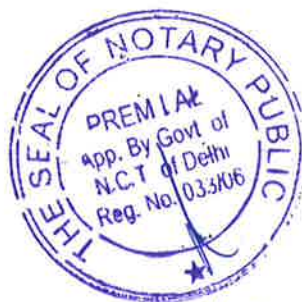
Attorney Holder – Devender Aggarwal

Witness -1

SHIV KUMAR SINGH
Advocate
Distt Courts, Gurugram

Witness 2

Deepak Kumar
Advocate
Gurugram



SHIV KUMAR SINGH
Advocate
Distt. Court, Gurugram

CERTIFIED TRUE COPY

13/10/2019

PREM LAL
Notary Public
Chamber No. 118, Patiala House
New Delhi-110001
Ph : 9819017070

For Sternal Buildcon Pvt. Ltd.

Director/Authorised Signatory



ANNEXURE-A

Details of the Said Land admeasuring 9.103 acres situated in Village Gadoli Kalan, Sector - 37D, Gurugram.

S No.	Vendor Name	Khasra No.	B	B	B	Acres
1	Lalwani Brothers Buildcon LLP	128	4	17	0	3.0313
		352/124-125-126/2	4	9	1	2.783
		371-372/351/126-127/2	4	9	1	2.783
		371-372/351/126-127/1	0	3	19	0.1234
		352/124-125-126/1	0	3	19	0.123
		129/2/1	0	4	7	0.136
		129/1/1	0	3	19	0.1234
	Grand Total		12	48	66	9.103

Mutation no. 823 dated 11/10/2019

Executant Lalwani Brothers Buildcon LLP

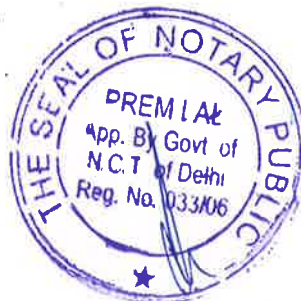
M/s Lalwani Brothers Buildcon LLP
Represented through its authorised signatory Mr.

Attorney Holder - Devender Aggarwal

Witness 1 Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

Witness 2
Deepak Kumar
Advocate
Distt. Court, Gurugram

Drafted By
SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram



Director/Authorised Signatory

Director/Authorised Signatory