

Non-Judicial



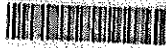
Indian-Non Judicial Stamp
Haryana Government



Date: 17/08/2019

Certificate No. G0Q2019H1317

GRN No. 56404001



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

Penalty: ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Sandeep Yadav

H.No/Floor: 6/7

City/Village: New delhi

Phone: 0

Sector/Ward:

District: New delhi

LandMark: Shanti niketan

State: Delhi

Others: Balwant singh and s a propcon private limited



Buyer / Second Party Detail

Name: Devender Aggarwal

H.No/Floor: 34

City/Village: New delhi

Phone: 98*****48

Sector/Ward: NIII

District: New delhi

LandMark: Road no 61 punjabi bagh west

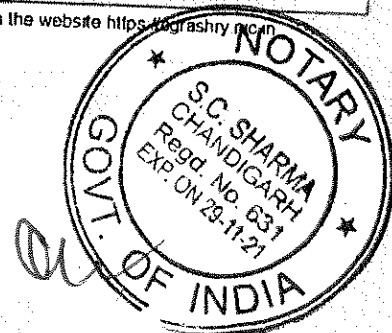
State: Delhi

Purpose: SPECIAL POWER OF ATTORNEY

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://agashry.nctd.in>

SPECIAL POWER OF ATTORNEY

Stamp Duty: Rs. 1,500/-



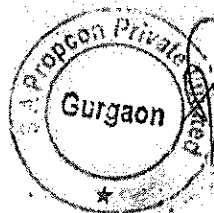
E-Stamp No. And Date – G0Q2019:11317 dt. 17/08/2019

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT GURUGRAM ON THIS 20 DAY OF August 2019, BY

Sh. Sandeep Yadav S/o Balwant Singh Yadav, R/o E.7, Shanti Niketan, New Delhi-110021, Balwant Singh (B.S. Yadav) S/o Sh. Deep Chand R/o J.7, Shanti Niketan, New Delhi-110021, and M/s S. A. Propcon Private Limited having its registered office at Plot No 114, Sector 14, Gurgaon- 122002, represented through its Authorised Signatory Mr. Sandeep Yadav duly authorized by board resolution dated 12.08.2019, (Hereinafter called the Executants)

Balwant Singh

Sandeep Yadav



Director/Authorised Signatory

प्रलेख नं:18

दिनांक:20-08-2019

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील हरसरु
गांव/शहर ढोरका

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : G0Q2019H1317
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:56453971
पेस्टिंग शुल्क 3 रुपये

Drafted By: Shiv Kumar Singh ADV

Service Charge:200

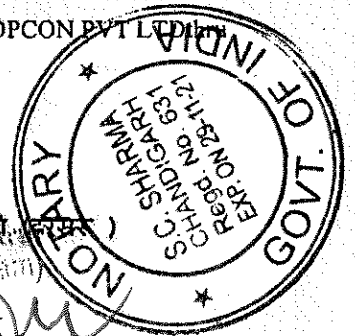
यह प्रलेख आज दिनांक 20-08-2019 दिन मंगलवार समय 3:03:00 PM बजे श्री/श्रीमती /कुमारी

SANDEEP YADAV पुत्र BALWANT YADAV BALWANT SINGH पुत्र DEEP CHAND MS S.A PROP CON PVT LTD
SANDEEP YADAV OTHER कम्पनी, निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

SANDEEP YADAV BALWANT SINGH MS S.A PROP CON PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)
Joint Sub Registrar
Harsaru (Gurgaon)



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS STERNAL BUILD CON PVT LTD thru DEVENDER AGGARWAL OTHER

हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR SINGH पिता ---

निवासी ADV GGM व श्री/श्रीमती /कुमारी DHANANJAY SHUKLA पिता ---

निवासी C 540 UTTAM NAGAR NEW DELHI 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 (हरसरु)
Joint Sub Registrar
Harsaru (Gurgaon)
For STERNAL BUILD CON PVT LTD

Director/Authorised Signatory

WHEREAS:

- A. The Executants' are the absolute owner of a licensable parcel of land ad-measuring 7.325 Acres as per Annexure A, Executant are the absolute Owners of land measuring 7.325 Acres situated in the revenue estate of Village Dhorka(Residential Zone of Sector 95), Tehsil and District Gurgaon, Haryana, which is hereinafter referred to as the "said Land/Subject land";
- B. The Executants have entered into a Collaboration/Development Agreement dated 20 August 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 12th Floor, Dr. Gopal Das Bhawan 28 Barakhamba Road, New Delhi-110001 (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 Executants 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 Executants, 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 Executants 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 Executants 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.

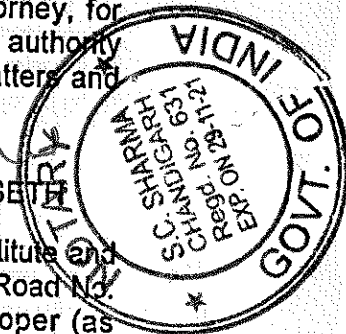
1. To apply for license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executants before any official/office and to obtain the LOI and subsequently the license and further to collect the license.

[Signature]

[Signature]



[Signature]
Director/Authorised Signatory



Reg. No.

Reg. Year

Book No.

18

2019-2020

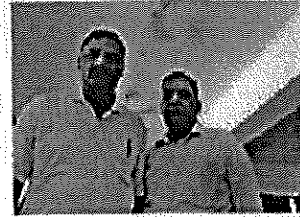
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पेशकर्ता



प्राधिकृत



गवाह

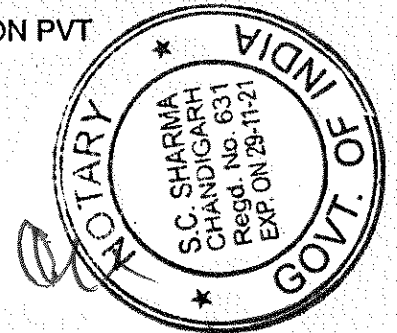
उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- SANDEEP YADAV BALWANT SINGH thru SANDEEP YADAVOTHER
MS S.A PROPCON PVT LTD

प्राधिकृत :- thru DEVENDER AGGARWALOTHERMS STERNAL BUILDCON PVT
LTD

गवाह 1 :- SHIV KUMAR SINGH

गवाह 2 :- DHANANJAY SHUKLA



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18 आज दिनांक 20-08-2019 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 31.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही/संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 19 से 20 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 20-08-2019

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

Joint Sub Registrar
Balsara (Gurugram)

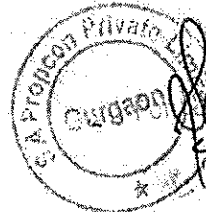
For STERNAL BUILDCON PVT. LTD.

Director/Authorised Signatory

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 Executants, 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 to 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;
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

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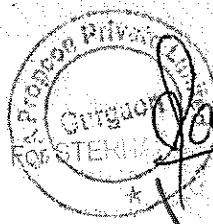
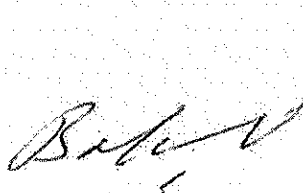
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Director/Authorised Signatory

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 sub-stations 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 fit 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 transferee of the Saleable Area in the Project in accordance to the terms and condition of Development agreement of even: later.



Director/Authorised Signatory


AND We 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 Executants have executed this Deed of special Power of Attorney on the Day, month and Year set forth below its Signature.

Executants

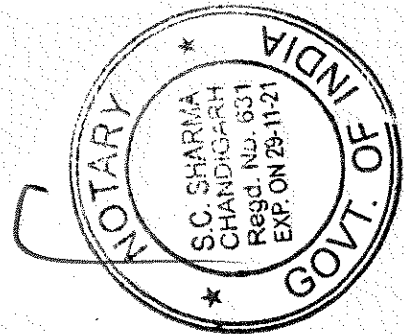

Sandeep Yadav


Balwant Singh (B.S. Yadav)

For M/s S.A. Propcon Private Limited



(Represented through its Authorised Signatory)

Attorney Holder – Devender Aggarwal




Attested True Copy



NOTARY Chandigarh


Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

26 SEP 2019


DHAWANJAY SHUKLA
S/o GUPRESHWAR SHUKLA
C-550 Gali No. 41
Maharaj Enclave
New Delhi - 110

For STENJAC MICROFINVT. LTD.


Director/Authorised Signatory

ANNEXURE-A

Details of the Said Land admeasuring 7.325 acres situated in Village Dhorka, Sector – 95, Gurugram as per Per Latest Jamabandi 2013-14

1. M/s S. A. Propcon Pvt. Ltd.

Khewat no. 2 Khata No. 2 Rect. No. 11 Killa No. 16/2 (4-18)=0.6125 Acre

Khewat No. 18 Khata No. 18 Rect. No. 11 Killa No. 17/2 (5-0), 18/2 (5-0), 19/2/1 (2-10)
=1.5625 Acre

Total Area (17 Kanai 08 Marla) =2.175 Acre

2. SandeepYadav S/o B. S. Yadav 226/1691 Share – B. S. Yadav S/o Deep Chand 1465/1691 Share

Khewat No. 38 Khata No.38 Rect. 13 Killa No. 1/2 (1-0), 2/2/1 (0-3), 9/2 (0-2) 10/2 (2-5)

Total Area (03 Kanai 10 Marla)=0.4375 Acre

3. B. S. Yadav S/o Deep Chand 732/845 Share – Sand. .p Yadav S/o B. S. Yadav 113 /845 Share

Khewat No. 41 Khata No. 41 Rect No. 11 Killa No. 16/1 (3-2), 25/2 (3-2), Rect. No. 12 Killa No. 19 (0-12) , 20 (6-13), 21(8-0), 22 (5-14), Rect. No. 13 Killa No. 1/1 (7-0) , 2/1/2 (3-11)

Total Area (37 Kanai 14 Marla)= 4.7125 Acre

Grand Total: 7.325 acres

Executants

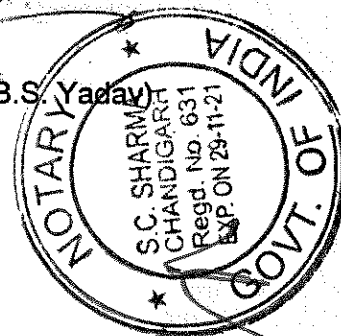

Sandeep Yadav


Balwant Singh (B.S. Yadav)

For M/s S.A. Propcon Private Limited


(Represented through its Authorised Signatory)


Attorney Holder – Devender Aggarwal



For STEWARD BUILDING PVT. LTD.


Director/Authorised Signatory