

Mob. 9813164771
9812020043

M/s Dadri Land & Finance (Regd.)

Colonizers & Land Developers
Regd. Off.: Shop. No.1, Grain Market, Near Main Post Office, Charkhi Dadri
Distt. Bhiwani (Haryana) - 127306

Dated.

Ref. No.

To

The Executive Director,
HRERA,
Panchkula.

Subject:- **Temp. ID** :- RERA-PKL-873-2020
 Promoter :- Dadri Land and Finance
 Project :- “Dadri Land and Finance” Affordable Residential
 Plotted Colony on land measuring 11.406 acres
 situated in Sector-9, Charkhi Dadri.

Reference:- Your office order dated 27.08.2020

Respected Sir,

On the subject cited above, reference to the directions given during hearing on 17.08.2021, please find enclosed herewith the amended Power of Attorney. The same has been submitted in the office of sub registrar for registration but due to strike by registry clerks it is not registered so far. As soon as it is registered the same will be submitted.

In addition to above, it is submitted that the matter regarding NOC from plot holder was submitted to Director, Town and Country Planning before grant of License. The copy is attached herewith. This fact was also brought to your kind notice on dated 24.12.2020 that the license has been granted only after submission of NOC from plot owners.

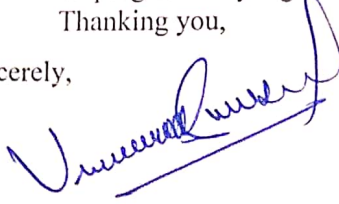
The deficit amount of Rs. 45000/- stands paid through RTGS on dated 27.01.2021. The receipt is enclosed herewith.

The form REP-II affidavit cum declaration of Sh. Vivek Mittal is also herewith submitted as required.

Hoping for early registration with the HRERA.

Thanking you,

Yours sincerely,



Site Off.: Krishna Enclave, Sector - 9, Kaliyana Road, Charkhi Dadri - 127306



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

Dated Sep 07, 2021

Time: 14:22:24

Appointment Slip

Shri / Smt.
vivek mittal
दादरी एम.सी के अन्दर
Dadri, Charkhi Dadri

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: 17 Token No: 00907092021022216000
Transaction Amt: Rs. 0 Property ID: #Error
Date & Time: Sep 08, 2021 10:09 Appointment Type: Normal
Address: charkhi dadri

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	X0F2021I38	06-Sep-21	₹ 1000.00

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

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-1957

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.

CHALLAN		Candidate Copy
Government of Haryana		
(Cash)		
21 (Chq./DD)		
000559		
Date:	07 Sep 2021 14:28:35	
0364-TEHSILDAR CHARKHI DADRI		
Charkhi Dadri		
(2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees		3
0030-03-104-99-51 Fees for Registration		100
PD AcNo	0	
Deduction Amount:	₹	0
Total/Net Amount:	₹	103
₹ One Hundred and Three Rupees		
Tenderer's Detail		
GPI /PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No		
Tenderer's Name:	vivek mittal	
Address:	charkhi dadri -	
Particulars:	For Registration Fee in Registrar Office Charkhi Dadri	
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	13924655856	
Payment Date:	07/09/2021	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

E - CHALLAN		AG/ Dept Copy
Government of Haryana		
DDO Code: 0364		
Valid Upto: 14-09-2021 (Cash)		
08-09-2021 (Chq./DD)		
GRN No.:	0081800559	
Date:	07 Sep 2021 14:28:35	
Office Name: 0364-TEHSILDAR CHARKHI DADRI		
Treasury: Charkhi Dadri		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees		3
0030-03-104-99-51 Fees for Registration		100
PD AcNo	0	
Deduction Amount:	₹	0
Total/Net Amount:	₹	103
₹ One Hundred and Three only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name:	vivek mittal	
Address:	charkhi dadri -	
Particulars:	For Registration Fee in Registrar Office Charkhi Dadri	
Cheque-DD- Detail:		
		Depositor's Signature
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	13924655856	
Payment Date:	07/09/2021	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 06/09/2021

Certificate No. X0F2021138

GRN No. 81742328



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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Dadri land and finance

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Charkhi dadri

District : Charkhi dadri

State : Haryana

Phone : 98*****43

Others : Partner of above firm vivek mittal



Buyer / Second Party Detail

Name : Vivek mittal

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Charkhi dadri

District : Charkhi dadri

State : Haryana

Phone : 98*****43

Others : Na

Purpose : PARTNERSHIP DEED

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

POWER OF ATTORNEY

BY THE PARTNERS OF A FIRM TO ONE OF THEM

Whereas we :-

- (i) **Sh. Vishnu Kumar Mittal** aged 70 years S/o Sh. Krishan Chand, R/o Grain Market, Near Main Post Office, Charkhi Dadri, District Charkhi Dadri (Haryana)
- (ii) **Sh. Deepak Goyal** aged about 59 years S/o Sh. Om Parkash, R/o 3, Manglam Enclave, Opposite Basia Bhawan, Hansi Road, Bhiwani (Haryana)
- (iii) **Smt. Madhu** aged about 50 years W/o Sh. Deepak Kumar, R/o 3, Manglam Enclave, Opposite Basia Bhawan, Hansi Road, Bhiwani (Haryana)
- (iv) **Sh. Ajay Aggarwal** aged about 40 years S/o Sh. Mahavir Parsad Saraf, R/o Gali Chiripal, Bhiwani (Haryana)

along with **Sh. Vivek Mittal** aged about 37 years S/o Sh. Vishnu Kumar Mittal, R/o 1, Grain Market, Near Main Post Office, Charkhi Dadri are partners in the partnership firm in the name of **M/s Dadri Land & Finance**, 1-Grain Market, Near Main Post Office, **Charkhi Dadri, District Charkhi Dadri (Haryana)**, duly registered with District Registrar of Firms, Bhiwani, District Bhiwani, Haryana and are carrying on the business of builders, developers, contractors and dealers of

Vishnu Kumar

[Signature]

[Signature] *[Signature]*

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land and are in the process of developing a **affordable plotted residential colony under Deen Dayal Jan Awas Yojna in land measuring 11.406 Acres situated in Sector-9, Charkhi Dadri for which Licence No. 05 of 2019 Dated 24.01.2019 was issued by Director, Town & Country Planning Haryana, Chandigarh** on the terms and conditions contained in a Deed of Partnership dated 07.10.2006 and amended thereafter time to time. The partners includes their legal-heir(s), assign(s), executor(s) etc.

AND WHEREAS we are not able to attend regularly to the business of the said partnership because of either our preoccupations or other reasons and in the interest of smooth working of Partnership we have full confidence in the said **Mr. Vivek Mittal**.

AND WHEREAS in order to enable him to carry on the said business and to do all acts and things required to be done alone and without being required to approach every time for our consent or authority or signatures, we have proposed to appoint him as our express and authorised attorney or agent to do all acts and things hereunder mentioned and which he has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we the said (i) Sh. Vishnu Kumar Mittal aged 70 years, (ii) Sh. Deepak Goyal aged about 59 years, (iii) Smt. Madhu aged about 50 years, (iv) Sh. Ajay Aggarwal aged about 40 years hereby jointly and severally and as the partners of the said firm appoint and constitute the said Mr. Vivek Mittal our attorney or agent with full authority and powers to do and execute all the following acts, deeds and things in the name and on the behalf of the said firm or in our names and on our behalf and for us viz.

1. **To carry on business of affordable plotted residential colony under Deen Dayal Jan Awas Yojna in land measuring 11.406 Acres situated in Sector-9, Charkhi Dadri for which Licence No. 05 of 2019 Dated 24.01.2019 was issued by Director, Town & Country Planning Haryana, Chandigarh.**
2. To carry on the business of the said partnership firm M/s Dadri Land & Finance, in the terms of the said Deed of Partnership dated 07.10.2006.
3. To buy and sell all goods and merchandise connected with the business of the said firm and to pay and receive moneys in respect thereof.
4. To appoint managers, accountants, clerks, peons and other persons for carrying on different types of work in connection with the said business, to pay their salaries, wages and other emoluments as are normally paid and if necessary to remove or dismiss any one or more of them as occasion may require.

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Vishnu Kumar

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Goyal AAS

5. To acquire any premises on rent or other terms for carrying on the business of the firm, including godowns, store rooms for storing goods.
6. To open one or more accounts in one or more Banks in the name of the firm and to operate the same as well as those at present existing. To close any such account or accounts if necessary.
7. To draw, accept, negotiate, pay or satisfy any bills of exchange, promissory notes, cheques, hundies, drafts, orders for payment or delivery of money, securities for goods, bills of lading, railway receipts and other negotiable instruments which the said attorney as partner may think necessary or desirable in the course of the business of the firm and the promotion thereof.
8. To sign all applications and papers required for obtaining different kind of licenses and permits from Govt. Municipal and other local authorities required to be obtained under the law and to obtain such licenses and permits.
9. To borrow moneys as may be required from time to time for the business of the firm from any bank(s) by way of overdraft or cash credit account, term loan without security or with security by way of hypothecation or pledge of the goods and moveable assets of the firm or by mortgage, equitable or legal or any immovable property of the firm or by way of drawing hundies or in other way as possible and with such rate of interest and on such terms and conditions as the said Attorney may think fit.
10. To take any moveable property required for the business of the firm on hire or on hire purchase basis on such terms as the said attorney may think proper and to enter into and execute agreements in that behalf.
11. To purchase, or take on lease or otherwise acquire any immovable property consisting of land or land with building or a flat or other premises in a building on ownership basis or any godown, store room and other premises required for effectually carrying on the business of the firm.
12. To sell or give on lease or otherwise dispose of any moveable or immovable property or assets of the firm for its business or if it is profitable to do so on such terms as the said attorney may think fit.
13. To allot execute agreement(s) and sell and execute sale deed, conveyance deed(s) of the plot(s) of the colony in the favour of allottee(s) buyer(s) of plots in the colony being developed by the firm.

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Vishu Kumar

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AAS

14. To buy and sell shares, bonds and other securities of any company, Govt. Corporations, Local authority or any Government as may be deemed necessary in the interest of the firm.
15. To demand, receive, recover, collect all debts outstanding, trade dues and all moneys or property due and payable to the firm and to pass receipts for the same.
16. For all or any of the purposes herein contained to enter into and execute agreements, deeds of any nature. Such as deed of conveyance, deed of mortgage, deed of lease or sub lease, hire purchase agreement or any other deed or document required to be executed by the firm or in favour of the firm, to execute sale deed(s), conveyance deed(s) of the plot(s) comprised in the colony being developed in favour of allottees, buyer(s)/vendee(s) of plot(s).
17. To lodge and appear for registration all deeds executed by the said attorney in favour of the vendee(s) or in favour of firm and which require registration under the law and to do all other acts and things required for completing registration and to pay stamp duties and registration charges in respect thereof.
18. To commence and prosecute any suit, or other civil or criminal proceedings or legal action in any civil or criminal court of law or Tribunals or Government offices having quasi judicial powers or forums and to recover any moneys or other property moveable or immovable to establish any legal right or to enforce any agreement or to claim and recover damages as may be necessary for the benefit of the business of the firm.
19. To defend any suit or other legal proceedings against the firm and its partners for recovery of any claim or money or property or any other cause of action.
20. For the purposes aforesaid, to sign, declare, verify or affirm plaints, written statements of defence, petitions, affidavits and other papers and applications as may be required from time to time.
21. To appoint advocates as and when required for advice or for conducting any matter of litigation or dispute in which the firm is involved and to pay their fees.
22. To insure the property of the firm for any risk and to pay the premium as and when it becomes due.
23. To appear before any Court, Judge, Government or other officer or authority and to represent the firm in connection with any matter concerning the firm.

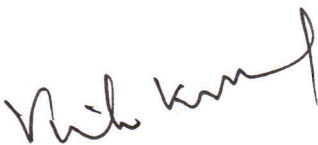
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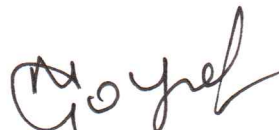
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Goyal AAB

24. To pay income tax and other taxes payable by the firm and for that purpose to file Income Tax Returns and produce books of account for assessment, and other documents to appear before Income Tax Officer and other officers, to file appeals and other applications against any orders passed by the Income Tax Officer and other officers or Appellate Authority and for that purpose to engage Chartered Accountant, Tax Consultants and other experts.
25. To superwise accounts of all other dealings and business of the firm and to get them audited by a Chartered Accountant.
26. To agree to refer any dispute between the Firm and other party in any transaction or any claim made by or against the firm for moneys or otherwise, to arbitration of one or more arbitrators and to attend such arbitration on behalf of and to represent the Firm and file all statements of claim, defence and evidence before the Arbitrator or Arbitrators.
27. To compound, compromise or settle any claim due to or due by the Firm from or to any person on such terms and conditions as the said attorney may think fit or to abandon or waive any claim including a claim in any suit or legal proceedings.
28. That Sh. Vivek Mittal in his personal capacity shall not be responsible for any lapse, action, inaction because of this GPA and the partnership firm as well as his partners shall remain responsible.
29. And generally to do and execute all acts and deeds and things as are necessary to be done or executed for the business of the said firm and which we would be required to do personally in the absence of this Power of Attorney.
30. To appoint and cancel Special Power of Attorney as per his requirements.
31. This General Power of Attorney shall not be affected by death or retirement of partners and shall be remain valid for the subsisting / continuing partners of the firm and any thing or contract either in writing or verbal, entered into and/or committed by the attorney on behalf of the firm under this attorney shall be honoured, fulfilled and executed and the attorney is hereby authorised to honour and execute such commitments and agreement(s) etc.
32. This attorney shall not be effected if when individual shares among the partners are altered, changed, increased and/or decreased. **This Power of attorney is irrevocable.**
33. To attend meetings of the shareholders of any company or corporation in which the firm is a shareholder or any one or more partners of the firm is or are a shareholder or shareholders as such and to exercise all the rights of the shareholder in such meeting or otherwise.









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34. This GPA is in addition to earlier GPA registered vide No. 186 dated 22.03.2010 at Sub Registrar, Charkhi Dadri and GPA registered vide No. 36 dated 09.07.2021 at Sub Registrar, Charkhi Dadri

And we agree to ratify all such acts, deeds and things done and executed by the said attorney pursuant to these presents as well as partners of the said firm.

IN WITNESS WHEREOF We, (i) Sh. Vishnu Kumar Mittal aged 70 years, (ii) Sh. Deepak Goyal aged about 59 years, (iii) Smt. Madhu aged about 50 years, (iv) Sh. Ajay Aggarwal aged about 40 years have put our respective hands this ____ day of September, 2021 in the presence of Signed and delivered by the with in named In the presence of

Witnesses :

i) Signature _____
Name _____
Address _____

ii) Signature R.K. Sharma
Name Rankumar Sharma
Address Spsh. Anand Singh
V/O Pachopa Khurd
DIST - Charkhi Dadri,

Executants

i) Vishnu Kumar
Vishnu Kumar Mittal S/o Sh. K.C. Mittal
Aadhaar No. 6039-4997-5408

ii) [Signature]
Deepak Goyal S/o Sh. Om Parkash
Aadhaar No. 9125-5763-6175

iii) [Signature]
Smt. Madhu W/o Sh. Deepak Kumar
Aadhaar No. 6860-7307-5039

iv) A.A.S
Ajay Aggarwal S/o Sh. Mahavir Parsad
Aadhaar No. 9189-7971-0869

1008
08/09/21

[Signature]
GAURAV JAIN
Advocate
Chamber No.-223, B Block,
Distt. Court Charkhi Dadri
Mob:-9813221181

08/09/21

ACCEPTED
[Signature]
(Vivek Mittal)
Aadhaar No. 2103-6330-1957

DATED 10.07.2018

BY HANI

Director
Town and Country Planning, Hariana
SCO 11/75, Sector 17C, Chandigarh

Subject: Request of Grant of License under Deen Dayal Jan Awas Yojna (DDJAY-APHP) for setting up of affordable plotted colony on the Land measuring 11.406 acres in the R/E of Dadri, sector 9, Dadri, District Bhiwani under Migration policy 2016.

Respected Sir

In the subject cited above it is inform that we were granted License no 87 of 2008, for setting up of plotted colony in the revenue Estate of Dadri on an area measuring 11.406 acres. Due to market recession and surplus inventory of specific product type being available in and around the subject project land, the said project has been a distant reality till date.

We have allotted plots from time to time but most of the allottees surrendered their plots due to slump in market. Now only 26 allottees are left and they are also willing/interested for migration to DEEN DAYAL JAN AWAS YOJANA. The details of the same are enclosed herewith. We request your goodself that our complete colony may be considered for migration under DEEN DAYAL JAN AWAS YOJANA for setting up of affordable plotted colony on the land measuring 11.406 acres in the revenue estate of DADRI sector 9, charkhi Dadri under Migration Policy 2016 We are submitting NOC of ploholders/allottees.

Yours faithfully The revenue documents are also attached herewith.

Yours truly,

Yours Sincerely

Applicants:-

1. M/s Dadri Land and Finance
2. Vivek Mittal S/o Sh. J. Singh
Kumar Mittal



**REAL ESTATE REGULATORY AUTHORITY,PANCHKULA
MINI SECRETARIAT, SECTOR 1, PANCHKULA, HARYANA
PHONE : 0172-2586632**

ONLINE PAYMENT RECEIPT

DESCRIPTION	DETAIL
REFERENCE NUMBER	RERA-PKLP1611728270
TOTAL AMOUNT(RS.)	45000.00
TRANSACTION DATE	2021-01-27 11:50:59
TRANSACTION ID	21012787018893
TRANSACTION STATUS	SUCCESS
PAYMENT MODE	NET BANKING
PAYMENT FOR	PROJECT
PAYMENT PURPOSE	PROJECT REGISTRATION FEES
PROJECT NUMBER	RERA-PKL-873-2020
NAME	DADRI LAND & FINANCE
BANK NAME	ICICI BANK

THIS RECEIPT IS GENERATED ON 2021-01-27 11:55:04



हरियाणा HARYANA

49AA 703828

FORM 'REP-II'
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Vivek Mittal duly authorized by the Partners of the proposed project, vide its/his/their authorization dated 22.03.2010 and 09-07-2021.

I, MrVivek Mittal duly authorized by the Partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 20-01-2024.



12075

10x10

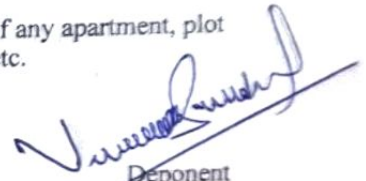
10/9/2021

313C) 45 005 मिसल पिन
पाकेन प्रिन्ट कार्ड
313C) 100

Vandana

SUNITA
Stamp Vendor
Court Complex
Charkhi Dadri


4. That seventy per cent of the amounts realised by us for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 10th on this Sep day of 2021.


Deponent

