



# Indian-Non Judicial Stamp Haryana Government



Date : 16/03/2018

Certificate No. G0P2018C220

CIN No. 33736761



Stamp Duty Paid : ₹ 300

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Geeta Yadav

H.No/Floor: 82c

Sector/Ward:

LandMark: Near goyal nursing home

City/Village: Mianwalicolony

District: Gurugram

State: Haryana

Phone: 9717994849

Others: Smt anita yadav

## Buyer / Second Party Detail

Name: GLS Infracon Pvt Ltd

H.No/Floor: 707

Sector/Ward: Na

LandMark: 7th floor jmd pecific square

City/Village: Gurugram

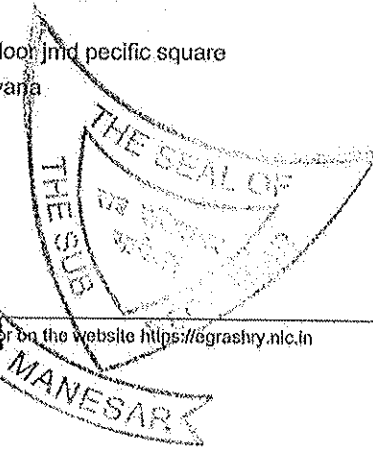
District: Gurugram

State: Haryana

Phone: 00

Purpose: Special Power of Attorney

81

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## SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY made on this 16<sup>th</sup> day of March, 2018 by Smt. Geeta Yadav (Aadhar no. 2698 8913 4030) W/o Suman Kumar Yadav R/o H.No. 82/C, near goyal nursing home, Mianwali Colony, Gurgaon, Haryana and Smt. Anita Yadav (Aadhar no. 922116451119) W/o Bijender Singh R/o H.No. 453/2, E Block, Sushant Lok – 1, Chakarpur (74), Gurgaon, Haryana (both hereinafter referred to as "The Executants").

WHEREAS the Executants are the co-owners in joint possession of the agricultural land bearing Khewat No.260, Khata No. 308, Rectangle No. 30, Kila No. 8/2/1(4-12), 9/2/2(1-0), 13/1(1-17) kite 3, total admeasuring 7K 9M, situated within the revenue estate of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram (hereinafter referred to as the 'said land' which shall include the land beneath and all resources comprised therein) vide Jamabandi year 2011-12.

AND WHEREAS the Executants have respective share of Geeta Yadav - 41/165 and Anita Yadav - 124/165 in the said land.

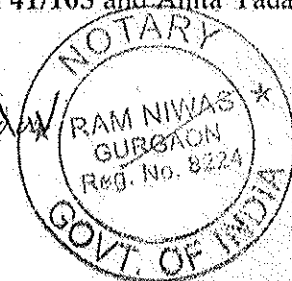
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For GLS INFRACON PVT. LTD.

Geeta

Authorised Signatory

Anita Yadav



प्रलेख नः 81

दिनांक 16/03/2018

डीड का नाम SPA  
तहसील/सब-तहसील Manesar  
गांव/शहर नवादा फतेहपुर

डीड संबंधी विवरण

धन संबंधी विवरण

रजिस्ट्रेशन फीस की राशि 100.00 रुपये

स्टाम्प ड्यूटी की राशि 300.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: M.K Chauhan Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 16/03/2018 दिन शुक्रवार समय 1:01:00PM बजे श्री/श्रीमती/कुमारी Geeta Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Suman Kumar Yadav निवासी 82/C, Mianwali Colony, GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Anita Yadav, Geeta Yadav

उप/संयुक्त पंजीयन अधिकारी

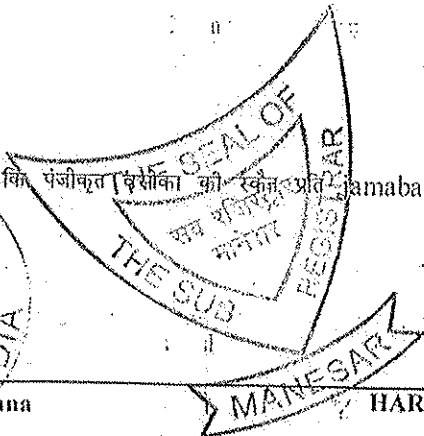
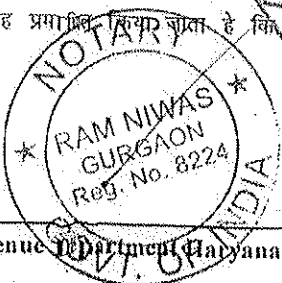
Manesar

रजिस्ट्रार  
मानेसर

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru Ashish Dhall अधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M.K Chauhan पुत्र/पुत्री/पत्नी श्री निवासी Adv GGN व श्री/श्रीमती/कुमारी Ashok Kumar Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv GGN ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 16/03/2018

यह प्रमाणित किया जाता है कि पंजीकृत दस्तावेज को स्कैन प्रति [jamabandi.nic.in](http://jamabandi.nic.in) पर डाल दी गई है।



उप/संयुक्त पंजीयन अधिकारी  
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उप / संयुक्त पंजीयन अधिकारी  
Manesar  
रजिस्ट्रार  
मानेसर

AND WHEREAS the Executants contemplates to DEVELOP the said land into a real estate project whether residential colony/Group Housing Project/commercial project and/or any other planned project and being not fully equipped to execute and complete the work of development of the proposed residential colony/group Housing Project/commercial project and/or any other planned project and had approached the Attorney, who is engaged in the development of Real Estate as its object, and has good reputation and experience in this line of business and could pursue to obtain all requisite permissions, sanctions and approvals from all concerned authorities and departments as the case may be and the Executants in pursuance of the said object had entered into a Collaboration Agreement Registered vide deed no. 4452 dated 16<sup>th</sup> March 2018 wherein the parties agreed for development of a planned real estate project over the said land as per the terms and conditions appearing therein.

And whereas to give effect to the said collaboration agreement and the terms and conditions stated therein, it is necessary for the Executants to appoint the Developer, Attorney herein, as its **POWER OF ATTORNEY** to enable it to effectively develop the said land into the planned real estate project so agreed and to avail all necessary and requisite exemptions, permissions, licenses and sanctions etc. from the appropriate and competent authorities and to do all necessary and requisite acts on behalf of the EXECUTANTS.

Now, before there presents, We, Smt. Geeta Yadav (Aadhar no. 269889134030) W/o Suman Kumar Yadav R/o H.No. 82/C, near goyal nursing home, Mianwali Colony, Gurgaon, Haryana and Smt. Anita Yadav (Aadhar no. 922116451119) W/o Bijender Singh R/o H.No. 453/2, E Block, Sushant Lok - I, Chakarpur (74), Gurgaon, Haryana, do hereby appoint, authorise and constitute the Developer, M/s GLS Infracon Pvt. Ltd., (Pan no. AAFCG4596F) a company duly incorporated under the provisions of the Companies Act, 1956 and having its office at 707, 7th Floor, JMD Pacific Square, Sector 15 Part II, Gurugram, through its Authorised Representative Mr. Ashish Drall authorised vide board resolution dated 8th February 2018, as my true and lawful attorney to do and execute and perform all or any of the following acts, deals, matters including:

1. To enter upon the said land and take actual, physical possession of the said land and to carry out survey of the said land and to demarcate the said land and to effect all necessary and requisite improvements in the said land.

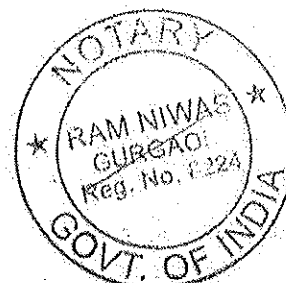
For GLS INFRACON PVT. LTD.

Authorised Signatory

Geeta

Anita Yadav

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Reg. N 4.

Reg. Year

Book No.

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2017-2018

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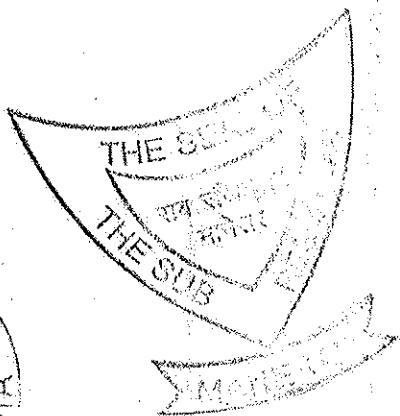
पेशकर्ता



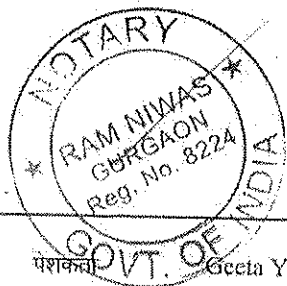
प्राधिकृत



गवाह



उप /संयुक्त पेंजीयन अधिकारी



पेशकर्ता Geeta Yadav



Geeta  
Anita Yadav

पेशकर्ता Anita Yadav



प्राधिकृत Thru Ashish Drall



Drall

गवाह M.K Chauhan



McRaulo

गवाह Ashok Kumar Sharma



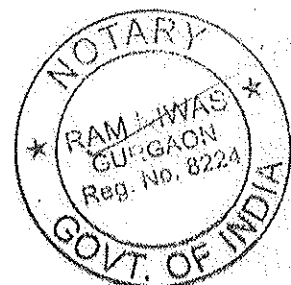
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2. To inspect and obtain copies of all revenue records and other title documents pertaining to the said land and the other documents of utility connections over the said land.
3. To choose the development of the said land and to finalise the name, layout plans, and internal layouts and designs, facilities and services to be provided and all other development plans for the said land.
4. To prepare, devise and formulate requisite plans & schemes of development of the said land into a suitable real estate project and to engage and avail services of professional draftsmen, architects and other professional designers for preparing the completely out of the development plans and architectural drawings.
5. To file requisite and necessary applications along with supporting documents in the concerned Department/Ministry or office of any other statutory or other body including the office of Town Country Planning, Haryana & other offices of the Government of Haryana and Government of India and Municipal bodies & local authorities and to appear, approach, represent and carry on correspondence with the concerned Authority or Officer for obtaining requisite permissions, sanctions and approvals for the development of the said land into the requisite real estate project and to pay the requisite fees and charges for the same.
6. To comply with and do all necessary acts for fulfilling the conditions as may be obligated by any conditional approval, sanction or permission as may be required.
7. To choose the architects, designers, contractors and other service providers for the best development of the said real estate project.
8. To prepare and plan the budget & costing of the whole project and to choose the available finance options for the said project.
9. To approach the financiers and other banking and nonbanking institutions for raising finance for the development of the said project and to execute necessary documents and applications

For GLS INFRACON PVT. LTD.  
*Greda*  
Authorised Signatory

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*Anita Yadav*



Reg. No.

Reg. Year

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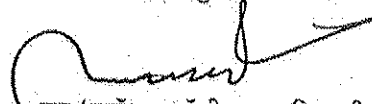
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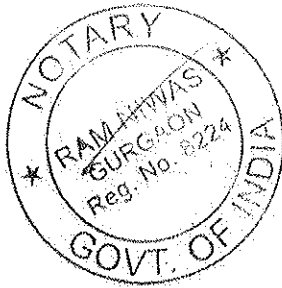
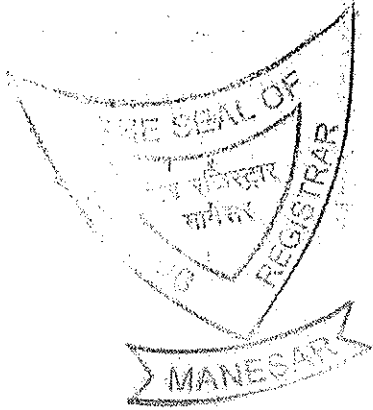
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प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 81 आज दिनांक 16/03/2018 को बही न: 4 जिल्द न: 8 के पृष्ठ न: 54 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 15 के पृष्ठ सख्या 79 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 16/03/2018

  
उप/संयुक्त पंजीयन अधिकारी  
Manesar रजिस्ट्रार  
मानेसर



for the same purpose and to create any kind of mortgage or encumbrance as security for the said finance.

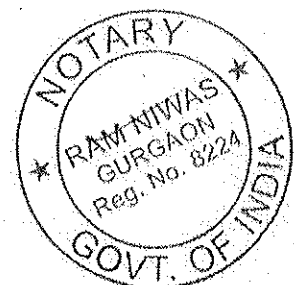
10. To enter up on the land with men and machinery and to do all things necessary for demolition of existing structures and making the land suitable for the development of the said project.
11. To carry out all kinds of construction and development work for developing the said land into the said real estate project.
12. To create the requisite fencing and other boundary walls etc. as desired to secure the said project and to store all necessary construction materials over the said land including cement, steel, petroleum products and other construction material & machinery and to avail requisite permissions and sanctions for such storing.
13. To engage and contract the architects and contractors and to give them authorities and necessary permissions to develop the said land into the contemplated real estate project.
14. To create temporary structures and storages for use of men and storage of materials required in the construction of the said project.
15. To choose the kind and grade of materials used for construction, however, the same shall in no manner be lesser than the Government recognized standards and to engage any of the vendors for the same.
16. To apply for and obtain requisite Electric, water and other utility connections over the said the land as required for the purposes of development of the said land and to install requisite meters etc. and as may be required for the proper occupation and use of the said land and to discharge the regular bills for the same.
17. To apply for and obtain stage -wise approvals and sanctions from the concerned Government Agency or Statutory or local authority.

For GLS INFRACON PVT. LTD.

Authorised Signatory

Greeta Anita Yadav

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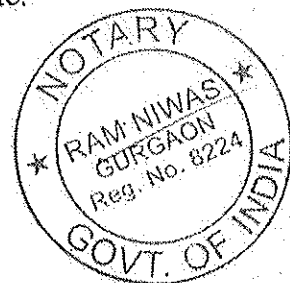
18. To prepare the marketing and advertising schemes of the said project and to appoint the Authorized Brokers and Dealers for the said project.
19. To enter into agreements for sale of the units to be constructed in the said project with prospective buyers on ownership or leasehold basis and to take advances all payments in respect thereof and to give requisite possession and after demarcation of the area of the Executants, convey the respective units to the prospective buyers by execution and registration of necessary conveyance deeds.
20. To manage the sale and bookings to the perspective buyers and to avail necessary service & transfer charges for the same.
21. To have the real estate project authorised and registered under the statutory and other authorities including the authorities and the RERA.
22. To assure the timely completion of the project and to avail all completion certificates and occupation certificates from the concerned Authorities and to deliver peaceful possession of the developed area to the prospective buyers/users.
23. To provide maintenance and Security services to the prospective buyers and users for consideration through itself or any of its group companies or through other professional maintenance and security agencies.
24. To take the refund of all fees, security deposit and other charges of whatsoever nature deposited by the Attorney with various Statutory Authorities for seeking various approvals etc. for the said residential colony/Group Housing Project/commercial project and/or any other planned project.
25. To insure the project and all insurable subject matters and lives against all risks and perils including and not limited to Fire, theft, tempest, riots, civil commotion and malicious acts, explosions, short circuits, floods, earthquakes etc.

For GLS INFRACON PVT. LTD.

Authorised Signatory

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*Greeta*  
*Anita Yadav*

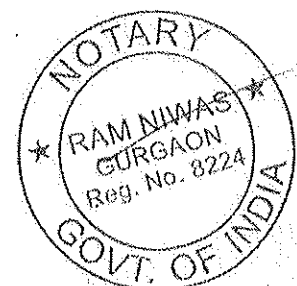


26. To ask and receive all cesses and taxes and external and internal development charges and other government levies and penalties from the prospective buyers and customers of the real estate project.
27. To discharge the tax obligations including direct and indirect taxes occasioned during the development of the said project and for payments all vendors regarding the same and to have the project registered with the Authorities and Departments.
28. To engage any professional body, company or other association of persons all individuals to carry into effect the above purposes and to engage the services of any lawyer or attorney or solicit or to appear and represent before any requisite Authority/Officer or Department or Local or other Statutory Body.
29. To contest and defend the rights and interests of the Executants and the Attorney and also the project against any threat or claim or action by anybody and to initiate requisite proceedings or defend the same before any Officer, Authority, Department, Magistrate, Tribunal, Court of Law or Judicial Body, Forum or Quasi Judicial Authority established by law.
30. To sign, verify, execute and attest any documents, representations, affidavits, applications or pleadings, appeals, revisions, review petitions, Writ Petitions to be filed before Officer, Authority, Department, Magistrate, Tribunal, Court of Law or Judicial Body, Forum or Quasi Judicial Authority established by law having territorial or subject matter jurisdiction and the Hon'ble Supreme Court of India.
31. To file suits, applications, complaints etc before any competent authority on my behalf regarding the said land.
32. And to do all other necessary, ancillary and other requisite acts for the above purposes of purchase and carrying out the development of the said land into the contemplated real estate project.

For GLS INFRACON PVT. LTD.

Authorised Signatory

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33. To do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full and necessary effect thereto.


34. We hereby agree to and ratify and confirm whatsoever the said authority shall do in relation to the said land and the development of the said project by virtue of the present authority and we hereby declare that we shall not do anything inconsistent with the power of attorney.


35. We hereby declare that the powers and authorities granted shall remain in force all through the time the said project is fully and properly developed as per the collaboration agreement and in accordance with the statutory provisions, rules and regulations and that the requisite transfer and conveyance and hand over of the units so constructed have been given and the project is in full functioning and till the authority is so required thereafter.

Whereas the executants above named have put his signature on the present special power of attorney in the presence of the following witnesses on the day, month and year mentioned above.

Witnesses

1. ....

  
MAHESH KUMAR CHAUHAN  
Advocate & Notary  
Distt. Court, Gurgaon

  
Mahesh Kumar Chauhan  
Advocate & Notary  
Distt. Court, Gurgaon

Geeta Anita yadav

(EXECUTANTS)

1. Smt. Geeta Yadav (Aadhar no. 269889134030)  
W/o Suman Kumar Yadav  
and
2. Smt. Anita Yadav (Aadhar no. 922116451119)  
W/o Bijender Singh

For GLS INFRACON PVT. LTD.

Authorized Signatory

2. ....

Ashok Kumar Sharma  
Advocate  
Distt. Court, Gurgaon  
Reg. No. 6403

ATTESTED

RAM NIWAS ADVOCATE  
NOTARY GURGAON HR (INDIA)

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GLS Infracon Pvt. Ltd., (Pan no. AAFCG4596F)  
having its office at 707, 7<sup>th</sup> Floor, JMD Pacific  
Square, Sector 15 Part II, Gurugram, Haryana.



(ATTORNEY)



21 MAR 2018