

Special Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/03/2018

Certificate No. GOP2018C372

GRN No. 33736761



Stamp Duty Paid : ₹ 300

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Munesh Yadav

H.No/Floor: 162

Sector/Ward: Na

LandMark: Rao harnath marg

City/Village: Kapashera

District: South west delhi

State: Delhi

Phone: 9717994849

Others: Jagwali



Buyer / Second Party Detail

Name: GLS Infracon Pvt Ltd

H.No/Floor: 707

Sector/Ward: 15

LandMark: 7th floor jmd pacific square

City/Village: Gurugram

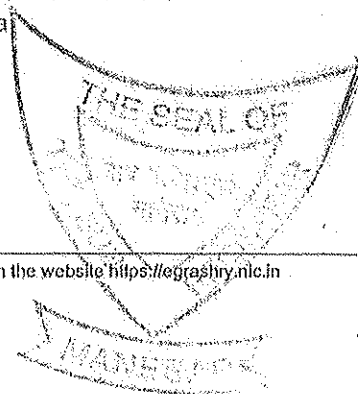
District: Gurugram

State: Haryana

Phone: 00

Purpose: Special Power of Attorney

82



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

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY made on this 16th day of March, 2018 by

Smt. Munesh Yadav (Aadhar no. 2568 8965 8789) W/o Billu Brahm Pal Yadav R/o H.no. 162, Rao Harnath marg, Kapashera village, South west Delhi, Delhi - 110037 and Smt. Jagwati (Aadhar no. 2029 5542 1225) W/o Joginder Singh R/o H.No. 1882, Veer bazaar wali gali, Kapashera, south west Delhi, Delhi - 110037, both hereinafter together (both hereinafter together referred to as "The Executants").

WHEREAS the Executants are the co-owner in joint possession of the agricultural land bearing Khewat No. 76 Khata No. 88 Rectangle No. 30 Kila No. 11/2/4(1-3), 12/1/2(3-18) kite 2, total admeasuring 5K 1 M, which comes to 3055.25 Sq yards situated within the revenue estate of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram to the extent of their share (hereinafter referred to as the 'said land' which shall include the land beneath and all resources comprised therein) vide Jamabandi year 2011-12.

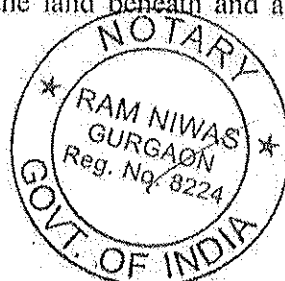
Page 1 of 7

Munesh

Jagwali

For GLS INFRACON PVT. LTD.

Authorised Signatory



प्रलेख नः 82

दिनांक 16/03/2018

डीड का नाम	SPA	डीड संबंधी विवरण
तहसील/सब-तहसील	Manesar	
गांव/शहर	नवादा फतेहपुर	
धन संबंधी विवरण		
रजिस्ट्रेशन फीस की राशि	100.00 रुपये	स्टाम्प ड्यूटी की राशि 300.00 रुपये
		पेस्टिंग शुल्क 2.00 रुपये

Drafted By: MK Chauhan Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 16/03/2018 दिन शुक्रवार समय 1:08:00PM बजे श्री/श्रीमती/कुमारी Munesh Yadav पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Billu Brahm Pal Yadav निवासी 162, Kapashera, DL द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Munesh Yadav

हस्ताक्षर प्रस्तुतकर्ता

Jagwanti

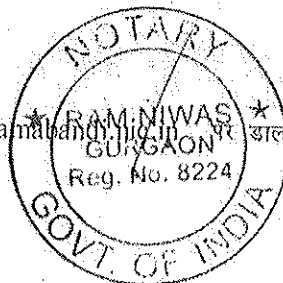
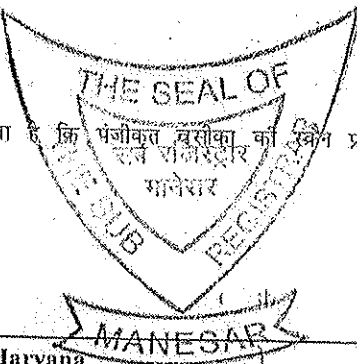
श्री Jagwanti, Munesh Yadav

उप/संयुक्त पंजीयन अधिकारी

Manesar रजिस्ट्रार
मानेसर

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru Ashish Drai अधिकृत हाजिर है। प्रस्तुत प्रलेख को 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



उप/संयुक्त पंजीयन अधिकारी
Manesar रजिस्ट्रार
मानेसर

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 repute 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. 4453 dated 16th 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 it's 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, Smt. Munesh Yadav (Aadhar no. 2568 8965 8789) W/o Billu Brahm Pal Yadav R/o H.no. 162, Rao Harnath marg, Kapashera village, South west Delhi, Delhi - 110037 and Smt. Jagwati (Aadhar no. 2029 5542 1225) W/o Joginder Singh R/o H.No. 1882, Veer bazaar wali gali, Kapashera, south west Delhi, Delhi - 110037, 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.

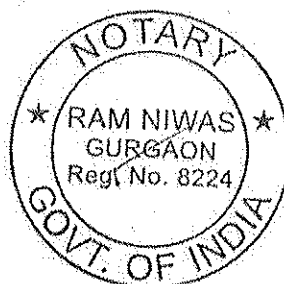
Munesh

Jagwati

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For GLS INFRACON PVT. LTD.

Authorised Signatory



Reg. No-

82

Reg. Year

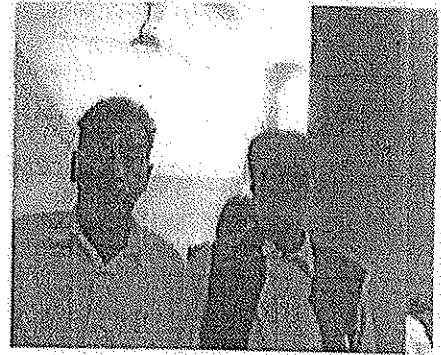
2017-2018

Book No.

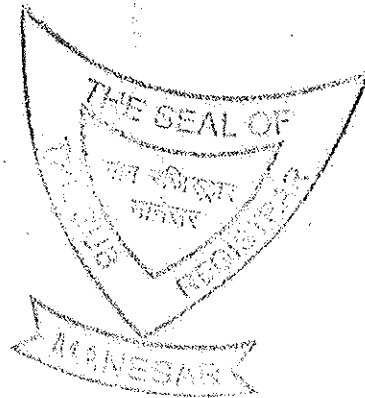
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पेशकर्ता



गवाह



उप / संयुक्त पंजीयन अधिकारी

पेशकर्ता

Munesh Yadav



Munesh

पेशकर्ता

Jagwati



Jagwati

प्राधिकृत

Thru Ashish Drall



Thru

गवाह

M.K Chauhan



M.K Chauhan

गवाह

Ashok Kumar Sharma



Ashok

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

Munesh

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Jagwani

For C.O.

LID.

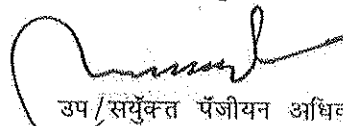
Authorised Signatory

Reg. No- 82 Reg. Year 2017-2018 Book No. 4

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 82 आज दिनांक 16/03/2018 को बही न: 4 जिल्द न: 8 के पृष्ठ न: 53 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 15 के पृष्ठ सख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

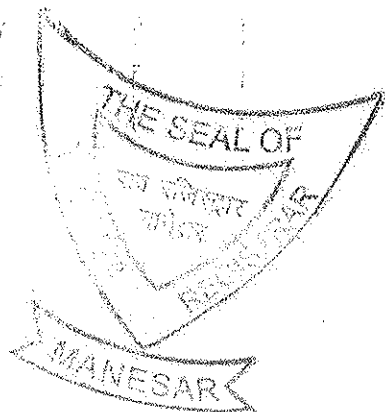
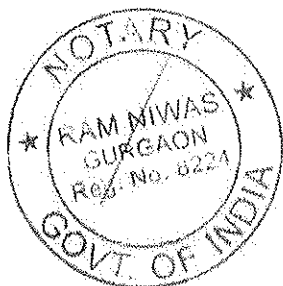
दिनांक 16/03/2018



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.

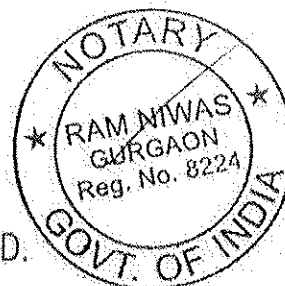
10. To enter up on the land with men and machinery and to do all thinks necessary for demolition of existing structures and making the land suitable for the development of the said project.
11. To carry out all kinds of construction and development work for developing the said land into the said real 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.

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Munesh

Taqwani

For GLS INFRACON PVT. LTD.



Authorised Signatory

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.

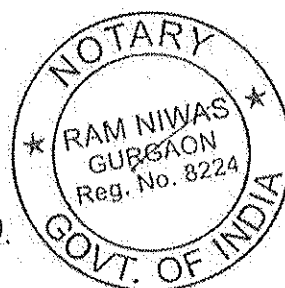
Munesh

Jagwadi

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For GLS INFRACON PVT. LTD.

Authorised Signatory



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 solicitor 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.

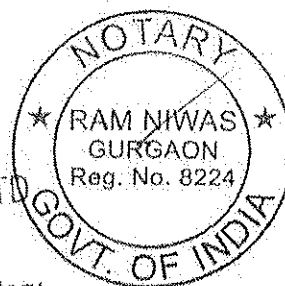
Munesh

Jagwanti

Page 6 of 7

For GLESHWAR PVT. LTD

Authorised Signatory



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 has 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.

Witness

[Signature]

Munesh Jagwath

(Executants)

1. Munesh Yadav (Aadhar no. 2568 8965 8789)

W/o Billu Brahm Pal Yadav,

And

2. Smt. Jagwathi (Aadhar no. 2029 5542 1225)

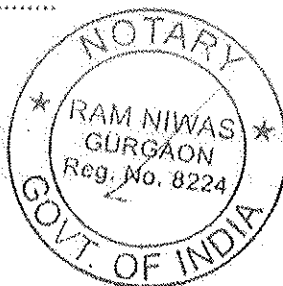
W/o Joginder Singh

[Signature]

(Attorney)

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

[Signature]
Mahesh Kumar Chauhan
Advocate & Notary
Distt. Court, Gurgaon



2.

Ashok Kumar Sharma
Advocate
Distt. Court, Gurgaon
Reg. No. 3408

For GLS INFRACON PVT. LTD.

Authorised Signatory 1 MAR 2018

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ATTESTED

RAM NIWAS, ADVOCATE
NOTARY GURGAON HR (INDIA)