



हरियाणा HARYANA

L 544184

793

STAMP DUTY OF RS.	:	300/-
STAMP NO./DATED	:	25776/30.08.2013
STAMP VENDOR	:	PARDEEP KHANNA, GGN

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL that we (1) Mr. Sukhbir Singh Son of Sh. Bhim Singh S/o Sh. Dalpat, (2) Mr. Raj Hans S/o Sh. Baljit Singh, (3) Mr. Manoj Singh S/o Sh. Ajit Singh, (4) Mr. Dinesh Arya S/o Sh. Ishwar Singh Arya, all residents of Village Gurgaon, Tehsil and District Gurgaon are owners of land are full fledged, lawful and absolute owners in possession of land situated in the revenue estate of Gurgaon, Tehsil and District Gurgaon which has been fully described in Annexure A attached herewith which shall be deemed to be part and parcel of this General Power of Attorney. (hereinafter referred to as 'Said Land').

WHEREAS being lawful co-owners in possession of aforesaid land we are competent and entitled to deal with the same in any manner deemed fit by us. We have entered into agreement of collaboration with M/s. Perfect

R. Kataria

Sukhbir

Dinesh

1001323-

Sukhbir Singh

Sham Singh



प्रलेख नः 793

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील गुडगांवा
गांव/शहर Gurgaon Gaon

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 300.00 रुपये
रजिस्ट्रेशन फीस की राशि 100.00 रुपये
पेस्टिंग शुल्क 2.00 रुपये

Drafted By: S C Arora Adv

Service Charge: 150.00 रुपये

यह प्रलेख आज दिनांक 30/08/2013 दिन शुक्रवार समय 12:04:00PM बजे श्री/श्रीमती/कुमारी Sukhbir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bhim Singh निवासी Vill Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Raj Hans, Dinesh Arya, Manoj Singh, Sukhbir Singh

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru- Ajay Bharti प्राधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SC Arora पुत्र/पुत्री/पत्नी श्री निवासी Adv GGN व श्री/श्रीमती/कुमारी CL Arora 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 30/08/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा



हरियाणा HARYANA

L 544183

Buildwell Private Ltd., a company incorporated under the Companies Act, 1956 having its office at D-64, Defence Colony, New Delhi . In terms of aforesaid collaboration agreement we had undertaken to execute this irrevocable General Power of Attorney in favour of nominee of aforesaid Company for carrying out the intents and objects of the collaboration agreement.

NOW BY THIS POWER OF ATTORNEY WE HEREBY nominate, constitute and appoint M/s Perfect Buildwell Private Ltd./any person appointed by its Board of Directors Ajay Bharti/ Abhay Chawla as our true and lawful Attorneys with full authority to jointly / severally do the following, acts, deeds and things for us and on our behalf and in our name:-

1. To sign and apply and follow-up with all the concerned regulatory authorities the matters relating to grant of licenses under the Haryana Development & Regulation of Urban Areas Act, 1975, for and in respect of the Said land, the sanctions and approvals of layout plan, building plans, zoning plans, completion certificates, etc., as required under the law for the development, construction and completion of Affordable Housing Project , on the Said land and to submit all undertakings, agreements, affidavits, declarations, applications,

R. Vatsa *manoj*

Suresh

Ajinkesh



पेशकर्ता



प्राधिकृत



गवाह



पेशकर्ता



उप /सयुक्त पंजीयन अधिकारी





हरियाणा HARYANA

L 544182

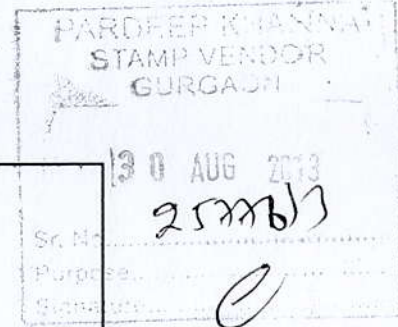
bonds, etc., on behalf of the Executants, as required from time to time in connection therewith.


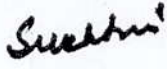



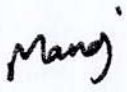

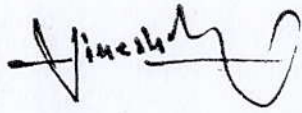

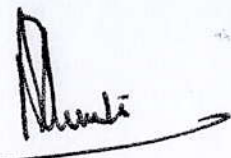

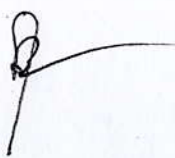


2. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the release of the Said land.
3. To sign, verify, file, submit furnish all applications and documents before various authorities in Gurgaon and Chandigarh, such as Land Acquisition Department, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., Haryana Urban Development Authority, Director, Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with the release of the Said land from acquisition proceedings and matters related thereto and/or sanction / implementation of the project.

A. Vatsani *manj*

Sushant

Vinod




पेशकर्ता	Sukhbir Singh		
पेशकर्ता	Raj Hans		
पेशकर्ता	Manoj Singh		
पेशकर्ता	Dinesh Arya		
प्राधिकृत	Thru- Ajay Bharti		
गवाह	S C Arora		
गवाह	C L Arora		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 793 आज दिनांक 30/08/2013 को बही न: 4 जिल्द न: 1,015 के पृष्ठ न: 0 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 177 के पृष्ठ सख्या 95 से 96 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 30/08/2013


उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

4. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., NHAI, and/or any other concerned authorities under Local / State / Central Government including developing of the said land for residential colony/group housing / commercial / cyber complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 or any other applicable laws, rules etc. and for that purpose to sign , file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
5. To sign, file, submit and obtaining lay out plan, building plan, services plan, revised / modified building plan and services plan before the concerned authorities including but not limited to Director, Town and Country Planning Haryana (DTCP), Haryana Urban Development Authority (HUDA) / Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC Ltd) / Municipal Authority, and /or any other local / authority under the State Government and/or Central Government as may be required from time to time.
6. To apply for and obtaining requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, Haryana Urban Development Authority, Fire Department, PWD, HSIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
7. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work in terms of the said

R. Kataria

mand

Pinak 10 Suresh

collaboration agreement on the part or whole of the said land in accordance with the licence and/or sanctioned building plans and specifications..

- 8 To enter into Space Buyers/Allotment Agreement(s) i.e. Agreement(s) for sale of flats / units constructed in land detailed above.
- 9 To receive sale price payable by the allottee(s) / purchaser (s) / lessees / licensee(s) of shops/ units / flats.
- 10 To sign necessary transfer forms for transferring of the said project or part thereof to the name of the purchaser(s) in the records of concerned local authorities.
- 11 To execute and get registered by appearing before Sub Registrar sale deeds, lease deeds, licence deeds, rectification deed(s), Award of Arbitrator etc. or any other document which the attorney deems expedient and necessary in his wisdom..
- 12 To give formal possession of the property (s) purchased by individual buyers or obtained on lease by the Lessee by handing over vacant possession of such property subsequent to execution of sale deed(s) or on such other terms as may be agreed by the Builders.
- 13 To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the flat buyer and the Builder(s).
- 14 To apply and obtain income- tax clearance for sale of flats, if required.
- 15 To lease the property, deliver possession on payment of rent or licence or otherwise and to ask receive and recover from all tenants and other occupants all rents, arrears of rents, licence money, compensation for use and occupation, profits and all other money outstanding and payable or at any time hereinafter to become

R. Kataria mand

Ajinkya

Suresh

outstanding and payable in respect of the said land or part thereof for occupying the same or otherwise in any manner whatsoever.

- 16 On non-payment of any sum as aforesaid to take proceedings to secure ejectment and to recover possession according to law.
- 17 To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.
- 18 To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent/compensation or otherwise.
- 19 To negotiate with banks/financial institutions for the purpose of obtaining /loan financial assistance in respect of the property in question. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the entire land or part thereof. The attorney shall be entitled to get project report prepared pertaining to the project.
- 20 To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the said property to the authorities concerned.
- 21 To appoint and execute further General Power of Attorney(s) and Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Power of Attorney and to do things and acts to obtain the objectives as mentioned in the Collaboration Agreement .
- 22 To do generally all other acts and things as are necessary or are required to be done for the development of the said project by constructing building on the plot in terms of the said Collaboration Agreement.

R. Uthair mangi

Vinodh

Suresh

- 23 To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the Said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
- 24 That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/ officer/ authority/ Arbitrator. The attorney shall be entitled to prosecute/ defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter/ proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land subject matter of Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the property in question.
- 25 To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project and / or land beneath the same or any matter incidental thereto including enhancement of compensation
- 26 That the attorney shall be entitled to open and operate bank account on behalf of the executants. He shall be entitled to deposit and withdraw money therefrom.

R. Ustari

manj

Suman
Vimesh

- 27 To enter into partnership, to throw any property in partnership pool, to dissolve the partnership and to accept any sum of money he deems fit in the event of dissolution. The attorney shall be entitled to agree for adjudication of disputes by arbitrator, to get any dispute referred for adjudication to the arbitrator, to settle any matter during the course of arbitration proceedings, to make statement, to sign compromise and to get award passed in terms of the compromise by the arbitrator.
- 28 To collect compensation, get issued C Forms, to get encashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till apex court. The attorney shall be entitled to execute any award / decree by filing appropriate proceedings. He shall be entitled to institute contempt proceedings also.
- 29 That in the event of demise of any of the executants this power of attorney shall continue to subsist and shall remaining binding in so far the executants who are alive are concerned.
- 30 That the attorney shall be entitled to get the licence of Affordable Housing Project transferred in favour of any person / company on behalf of the executants.
- 31 That the attorney shall be entitled to get published advertisements, to deal/interact with concerned government officials for the purpose of sale of apartments in the project and to do all other acts, deeds and things and to execute all such documents as may be required to comply with policy formulated by State of Haryana pertaining to Affordable Housing Projects and to abide by any directives/guidelines formulated with regard to aforesaid project.

The Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for achieving the objectives of Collaboration Agreement. The present attorney is irrevocable one and we shall

R. Motiani

mang

Vineet

Sunil

ratify all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney (s).

IN WITNESS WHEREOF, the Executants have signed this General Power of Attorney on this ~~30th~~ day of August 2013 at Gurgaon.

[Signature]
Dated at Gurgaon, No. 3686
C. L. ARORA
Advocate
Distt. Courts, Gurgaon

Witnesses

[Signature]
C. L. ARORA
Advocate
Distt. Courts, Gurgaon

[Signature]
S. G. Arora
Advocate
District Courts, Gurgaon

EXECUTANTS

[Signature]
(1) Mr. Sukhbir Singh S/o Bhim Singh,

[Signature]
(2) Mr. Raj Hans S/o Baljit Singh

[Signature]
(3) Mr. Manoj Singh S/o Ajit Singh

[Signature]
4. Dinesh Arya S/o Sh. Ishwar Singh Arya

ANNEXURE-A

Details of land forming part of General Power of Attorney situated in the revenue estate of Gurgaon, Tehsil and District Gurgaon.

- (i) Land bearing Khewat/Khata no. 4738/6253, Khasra no. 6354/268(2-9-0), 6356/269(0-15-0) owned and possessed by Sukhbir Singh son of Bhim singh S/o Sh. Dalpat, 2/5 share, and Dinesh Arya S/o Sh. Ishwar Singh Arya 1/10 share. Mr. Rajhans s/o sh. Baljeet singh 1/5 share, Mr. Manoj s/o sh. Ajit singh 1/10 share.
- (ii) Land bearing Khewat/Khata no. 4739/6254, 4741/6256, khasra no. 6351/267(0-15-0), 6353/268(2-9-0), 6357/269(3-5-0), owned and possessed by Sukhbir Singh son of Bhim singh S/o Sh. Dalpat, 1/2 share, and Rajhans s/o Sh Baljeet Singh 1/6 share, and Manoj Singh S/o Sh. Ajit Singh 1/6 share.

OWNERS *Sukhbir*

1. Mr. Sukhbir Singh S/o Bhim Singh,
2. Mr. Raj Hans S/o Baljit Singh *R. Hans*
3. Mr. Manoj Singh S/o Ajit Singh *Manoj*
4. Dinesh Arya S/o Sh. Ishwar Singh Arya *Dinesh*

DEVELOPER *Sh. Ajay Bharti*

M/s Perfect Buildwell Private Limited
through its authorized person Sh. Ajay
Bharti

ANNEXURE-A

Details of land forming part of General Power Of attorney situated in the revenue estate of Gurgaon, Tehsil and District Gurgaon.

- (i) Land bearing Khasra no. 6354/268(2-9-0), 6356/269(0-15-0) owned and possessed by Sukhbir Singh son of Bhim singh S/o Sh. Dalpat, to the extent of (1-5-12), and Dinesh Arya S/o Sh. Ishwar Singh Arya to the extent of {(0-6-8) mutation no. 42067}.
- (ii) Land bearing khasra no. 6351/267(0-15-0), 6353/268(2-9-0) owned and possessed by Sukhbir Singh son of Bhim singh S/o Sh. Dalpat, to the extent of (1-12-0), and Rajhans s/o Sh Baljeet Singh to the extent of (0-10-13), and Manoj Singh S/o Sh. Ajit Singh to the extent of (0-10-13),
- (iii) Land bearing khasra no. 6357/269(3-5-0) owned and possessed by Sukhbir Singh son of Bhim singh S/o Sh. Dalpat, to the extent of (1-12-10), and Rajhans s/o Sh Baljeet Singh to the extent of (0-16-10), and Manoj Singh S/o Sh. Ajit Singh to the extent of (0-16-10).
- (iv) MR. Raj Hans S/o Sh. Baljeet Singh to the extent of {(0-6-8) mutation No. 37970}.

OWNERS

1. Mr. Sukhbir Singh S/o Bhim Singh,
2. Mr. Raj Hans S/o Baljit Singh
3. Mr. Manoj Singh S/o Ajit Singh
4. Dinesh Arya S/o Sh. Ishwar Singh Arya

DEVELOPER

M/s Perfect Buildwell Private Limited
through its authorized person Sh. Ajay Bharti