

64/4
12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/07/2019

Certificate No S0K2019G151



GPN No 53567667



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krishanpal

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirhol

City/Village : Sirhol

District : Gurgaon

State : Haryana

Phone: 94*****90

Others : Na



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Rewari

City/Village: Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Others : Na

Purpose : Non Judicial Stamp Paper for SPA

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

Krishanpal

Ravi Shanker Gupta



CHALLAN
Government of Haryana

Challan No: 000150900106611072019
Date: 11/07/2019 22:31:40

Office Name: 0062-TEHSILDAR REWARD
Treasury: Reward
Period: (2019-20) One Time

Head of Account	Amount
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Pasting Fees	3
PD AcNo	
Deduction Amount:	0
Total/Net Amount	103
₹ One Hundred and Three Rupees	

Tenderer's Detail

GPF/PRAN/TIN/Accl. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Reward
Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900106611072019
Payment Date: 11/07/2019
Bank: SBI Aggregator
Status: Success

CHALLAN
Government of Haryana

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* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1. Type of Deed ☒ Special Power of Attorney
2. Stamp Duty ☒ 1000/-
3. Stamp No. & Date ☒ 94K 2019 6151 / 11-07-2019
4. Stamp Certificate issued by ☒ Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Kirshan Pal S/o Sh. Jaswant Singh S/o Sh. Tej Singh R/o Vill. Sirohal, Dist. Gurgaon at present H.No.3126/110, Gali No.7 Company Bagh, Bharawas Road, Rewari, Tehsil & Distt. Rewari (Haryana) (Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has 1/4 share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres of its 1/4 share which comes to i.e. 11 Kanal vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka)**. The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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;

Kirshan



दिनांक: 12-07-2019

प्रलेख नं: 44

डीड संबंधी विवरण

तहसील/राज-तहसील रिवाड़ी

गांव/शहर दालियावास

धन संबंधी विवरण

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : SOK2019G151

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChellan: 53568873

पेस्टिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv.

Service Charge: 200

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:31:00 PM बजे श्री/श्रीमती /कुमारी कृष्णपाल पुत्र जसवंत सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


प्रस्तावित पंजीकृतकर्ता
कृष्णपाल


उप/संयुक्त पंजीकृत अधिकारी (रिवाड़ी)
संयुक्त सचिव नम्बरदार
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रविशंकर गुप्ता, पुत्र पूजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन एडवोकेट पिता -- निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रन सिंह निवासी रेवाड़ी ने की।
साक्षी नं: 1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 12.07.2019


उप/संयुक्त पंजीकृत अधिकारी (रिवाड़ी)
संयुक्त सचिव नम्बरदार
रेवाड़ी



NOW THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH

That I, the above named Executant, do hereby, irrevocably nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated **10-07-2019**) to be the true and lawfully constituted attorney of the Executant 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 Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, 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 the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the L.O.I and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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;



Reg. No

Reg. Year

Book No

2019-2020

4



पेशकती



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकती :- कृष्णपाल

प्राधिकृत :- रविशंकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मन्जीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 44 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 3 से 4 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (गवाहों के हस्ताक्षरों के साथ)
रेवाड़ी



8. 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;
9. To represent and to act on behalf of the Executant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, 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, RCU 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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(a), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.

K. Gupta



IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness:

S. Adv.

K. Gupta
Executant

1. Sachin Adv. Rewari

2. Manoj Singh & Ravi Singh
Adv. Rewari

S. Adv.

R. Gupta

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument is
drafted as per instruction of the
parties to the deed and is
correctly
by Yash, Adv.
Rewari (H.R.)



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/07/2019

Certificate No S0K2019G152

GRN No 53571438

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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Mahavir

H.No/Floor : Na

City/Village : Sirhol

Phone: 94*****90

Sector/Ward : Na

District : Gurgaon

Others : Na

LandMark : Sirhol

State : Haryana

Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

City/Village: Rewari

Phone : 94*****90

Sector/Ward : 3

District : Rewari

Others : Na

LandMark : Rewari

State : Haryana



Purpose : Non Judicial Stamp Paper for SPA

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

Handwritten signatures



Government of Haryana

Challan No: 000150900151811072019

Date: 11/07/2019

Office Name: SBI Aggregator

Branch: SBI Aggregator

City: Gurgaon

Head of Account	Amount
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Tenderer's Detail

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PAN No:

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Address: S o Braj Mohan Gupta R o Rowari

Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900151811072019

Payment Date: 11/07/2019

Bank: SBI Aggregator

Status: Success

Government of Haryana

Challan No: 000150900151811072019

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Office Name: SBI Aggregator

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Address: S o Braj Mohan Gupta R o Rowari

Particulars: Registration Fee And Pasting Fee

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Depositor's Signature

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Status: Success



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : 80K20196112 / 12-07-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Mahabir S/o Sh. Jaswant Singh S/o Sh. Tej Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has ¼ share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring **15 Kanal 18 Marla** situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring **28 Kanal 2 Marla** situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to **44 Kanal or 5.50 Acres of its 1/4 share which comes to i.e. 11 Kanal vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka)**. The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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;



प्रलेख न:45

दिनांक:12-07-2019

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर टालियावास

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ह्यूटी की राशि 1000 रुपये
स्टाम्प नं : SOK2019G152 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:53576505 पेन्डिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv.

Service Charge:200

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:33:00 PM बजे श्री/श्रीमती /कुमारी
महावीर पुत्र जसवन्त सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
महावीर

उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)
महोदय तब रजिस्ट्रार
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र वृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों
पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी/पुनारीक्षण पञ्चकोट पिला — निवासी रेवाड़ी व
श्री/श्रीमती /कुमारी मनजीत सिंह पिता रन सिंह
निवासी रेवाड़ी ने की।
समूची नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12.07.2019

उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)
महोदय तब रजिस्ट्रार
रेवाड़ी



NOW, HERETOFORE KNOWN ALL THE MEN AND BY THESE PRESENTS WITNESSETH

that I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the Executant and in its name and 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 Executant has appointed ATTORNEY Mr. Ravi Shanker Gupta, 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 the license for the above said land to respective concerned/competent authorities, To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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 obtain all assistance;



Reg. No.

Reg. Year

Book No.

45

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- महावीर

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सधिन एडवोकेट

गवाह 2 :- मनजीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रसेख क्रमांक 45 आज दिनांक 12-07-2019 को बही नं 4 सिन्ध नं 347 के पृष्ठ नं 35.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 सिन्ध नं 159 के पृष्ठ संख्या 5 से 8 पर विपरीत गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सचिव सचिव
रिवाड़ी



8. 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;
9. To represent and to act on behalf of the Executant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, building plan, and/or for the purpose of constructing/building on the Subject Lands by utilizing the FSU/FAR as may be permitted in respect of the Subject Lands;

MS
HW



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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I 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 Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

1. Sachin Adv. Rawari

Executant

2. Manjeet Singh & Ran Singh
As Rawari

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction of the
attorney to the deed of the said



48/4

12.07.2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/07/2019

Certificate No. SOL2019G64



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

GRN No. 53613064



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: DheeraJ

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Shihol

District: Gurugram

State: Haryana

Phone: 94*****90



Buyer / Second Party Detail

Name: Ravi shankar gupta

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Rewari

District: Rewari

State: Haryana

Phone: 94*****90

Purpose: NON JUDICIAL STAMP FOR GPA SPA

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

[Handwritten Signature]

[Handwritten Signature]





* Note --> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : SOL 2019 664 (12-07-2019)
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Dheeraj S/o Sh. Balraj Singh S/o Sh. Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has 1/8 share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring 15 Kanal 18 Marla situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring 28 Kanal 2 Marla situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to 44 Kanal or 5.50 Acres of its 1/8 share which comes to i.e. 5 Kanal 10 Marla vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd, having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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;

[Handwritten Signature]



दिनांक: 12-07-2019

प्रलेख नं: 46

डीड संबंधी विवरण

डीड का नाम SPA
नहरीन/सब-नहरीन रिवाड़ी
गांव/शहर टालियावाडा

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SUL2019G64
स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये
EChallan: 53616334
पेस्टिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv.

Service Charge: 200

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:54:00 PM बजे श्री/श्रीमती /कुमारी धीरज पुत्र बनराज सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
धीरज


उपस्थित (संबंधित पक्ष/पक्षिण्ड्री)
रेवाड़ी

उपरोक्त पेशकर्ता श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र वृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की प्रहसन श्री/श्रीमती /कुमारी सधिन पडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता राम सिंह निवासी रेवाड़ी ने की।
साक्षी नं: 1 को इस मन्वरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं: 2 की प्रहसन करता है।

दिनांक 12.07.2019


उपस्थित (संबंधित पक्ष/पक्षिण्ड्री)
रेवाड़ी



NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439 , Sector 3 , Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the Executant 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 Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, 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 the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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 demand 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;



Reg. No

Reg. Year

Book No

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- धीरज

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मन्जीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 46 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 9 से 12 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 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

रेवाड़ी



8. 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;
9. To represent and to act on behalf of the Executant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, 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.

[Handwritten signature]




14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, R.C. 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 persons) 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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.


By



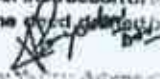
IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature

Witness: 
1. Sh. Adh Adv. Rewari


Executant

2. Manoj + Singh & Ravi Singh
 R. Rewari


Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
framed as per instruction of
parties to the deed dated

At Rewari, Dist. Sonapatna, U.P.



47/4

12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/07/2019

Certificate No. S0L2019G1

GRN No. 53576778



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Naeraj

H.No/Floor : Na

Sector/Ward : Na

LandMark : Sirhol

City/Village : Sirhol

District : Gurgaon

State : Haryana

Phone: 94*****90

Others : Dheeraj



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Rewari

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Others : Na

Purpose : Non Judicial Stamp Paper for SPA

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

Signature

Signature



Government of Haryana

State Code: 19/07/2019 (DDP)
13/07/2019 (DDP)

Office No: 000150900154012072019
Date: 12/07/2019

Office Name: 0352-TEHSILDAR REWARI

Treasury: Rewari

Period: (2019-20) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	100	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo		
Deduction Amount:	0	
Total/Net Amount:	103	
₹ One Hundred and Three Rupees		

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-
PAN No:

Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque/DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900154012072019
Payment Date: 12/07/2019
Bank: SBI Aggregator
Status: Success

Government of Haryana

State Code: 19/07/2019 (DDP)
13/07/2019 (DDP)

Office No: 000150900154012072019
Date: 12/07/2019

Office Name: 0352-TEHSILDAR REWARI

Treasury: Rewari

Period: (2019-20) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	100	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo		
Deduction Amount:	0	
Total/Net Amount:	103	
₹ One Hundred and Three only		

Tenderer's Detail

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-
PAN No:

Tenderer's Name: Ravi Shanker Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fee And Pasting Fee

Cheque/DD-
Detail:

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900154012072019
Payment Date: 12/07/2019
Bank: SBI Aggregator
Status: Success



* Note: -> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : SOL 2019 61 / 12-07-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Neeraj S/o Sh. Bulraj Singh S/o Sh. Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon (Haryana)
(Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has 1/8 share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring 15 Kanal 18 Marla situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring 28 Kanal 2 Marla situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to 44 Kanal or 5.50 Acres of its 1/8 share which comes to i.e. 5 Kanal 10 Marla vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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;



प्रलेख नं:47

दिनांक:12-07-2019

डीड संबंधी विवरण

डीड नं: 47/2019

SP/1

तहसील/सब-तहसील रिवाड़ी

गांव/शहर

ढालियावास

घन संबंधी विवरण

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : SOL2019G1

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:53577025

पेस्टिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv

Service Charge:200

यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:55:00 PM बजे श्री/श्रीमती /कुमारी
नीरज पुत्र बलराज सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उपस्थित प्रस्तुतकर्ता
नीरज

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सचिव रजिस्ट्रार
रिवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सपिन पंडवोकेट पिता — निवासी रिवाड़ी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रम सिंह निवासी रिवाड़ी ने की।
साक्षी नं:1 को हम जम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12.07.2019



उप/संयुक्त संयुक्त सचिव (रिवाड़ी)
रिवाड़ी

NOW, THEREFORE, KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439 , Sector J , Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019) to be the true and lawfully constituted attorney of the Executant and in its name and upon 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 Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, 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 the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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 demand 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;



Reg. No

Reg. Year

Book No.

2019-2020



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- नीरज

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सचिन एडवोकेट

गवाह 2 :- मन्जीत सिंह

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 47 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 35.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 159 के पृष्ठ संख्या 13 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निधाम अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (विवाही)
संयुक्त सचिव (विवाही)
रेवाड़ी



- 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;
- To represent and to act on behalf of the Escutant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, 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.

Ajayadav



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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I 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 Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

[Signature]

[Signature]
Executant

1. Sachin Adh. Rawar

2. Manjeet Singh & Ram Singh
Ri Rawar

[Signature]

[Signature]

Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction
parties to the deed dated
[Signature]
At New Delhi, India
Date: 10/11/2019



48/4

12-07-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/07/2019

Certificate No. S0L2019G4

GRN No. 53581558



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Parveen Yadav

H.No/Floor: Na

Sector/Ward: Na

LandMark: Sirhol

City/Village: Sirhol

District: Gurgaon

State: Haryana

Phone: 94*****90

Buyer / Second Party Detail

Name: Ravi Shanker Gupta

H.No/Floor: 439

Sector/Ward: 3

LandMark: Rewari

City/Village: Rewari

District: Rewari

State: Haryana

Phone: 94*****90



Purpose: Non Judicial Stamp Paper For SPA

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



E - CHALLAN
Government of Haryana

GRN No.: 005581676 Date: 12 Jul 2019 08:19:35

Office Name: 0362 TCHSH DAR REWARI
Treasury: Rewari
Period: (2019-20) One Time

Head of Account	Amount ₹
0030-03-104-99-51 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

GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: Ravi Shankar Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fees And Pasting Fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900286512072019
Payment Date: 12/07/2019
Bank: SBI Aggregator
Status: Success

E - CHALLAN
Government of Haryana

GRN No.: 005581676 Date: 12 Jul 2019 08:19:35

Office Name: 0362 TCHSH DAR REWARI
Treasury: Rewari
Period: (2019-20) One Time

Head of Account	Amount ₹
0030-03-104-99-51 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/Act. no./VehicleNo/TaxId:-
PAN No:
Tenderer's Name: Ravi Shankar Gupta
Address: S o Braj Mohan Gupta R o Rewari
Particulars: Registration Fees And Pasting Fees

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150900286512072019
Payment Date: 12/07/2019
Bank: SBI Aggregator
Status: Success



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

1. Type of Deed : Special Power of Attorney
2. Stamp Duty : 1000/-
3. Stamp No. & Date : 5022019 C-66 12-07-19
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 12th DAY OF JULY 2019, BY

Mr. Parveen Yadav S/o Sh. Ram Phal S/o Sh. Jaswant Singh R/o Vill. Sirohal, Distt. Gurgaon at present Flat No.B-2, Govt. Employees Co-op. Group Housing Society, Rewari, Tehsil & Distt. Rewari (Haryana) (Hereinafter called the Executant)

WHEREAS:

- A. That Executant has 1/4 share of the absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No 112, Khatoni No 130, Rectangle No. 37, Kila No. 3/2(7-0) 4/2(5-11) 7(3-7) Kitat 3 total measuring 15 Kanal 18 Marla situated in the revenue estate of Village Dhaliyawas and Khewat No. 37, Khatoni No. 41, Rectangle No.1 Kila No.6/1(0-8) 6/2(3-8) Rectangle No. 2 Kila No. 7(4-13) 8/3(5-3) 9/3(2-2) 10(6-2) 13/1/2(2-6) 14/1(4-0) Kitat 8 total measuring 28 Kanal 2 Marla situated in the revenue estate of Village Dhamlaka. The total land of both the villages comes to 44 Kanal or 5.50 Acres of its 1/4 share which comes to i.e. 11 Kanal vide fard jamabandi 2013-14 (Vill. Dhaliyawas) & 2017-18 (Village Dhamlaka). The revenue records (Jamabandi for the year 2013-14, 2017-18, Mutation No. 2603, 2692 & 439) Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 12th July 2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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;




प्रलेख नं:48

दिनांक:12-07-2019

डीड संबंधी विवरण	
डीड का नाम	SPA
जिला/तहसील/तहसील	रिवाड़ी
गांव/सहर	डालियावास
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : SOL2019G4	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:53581876
	वेस्टिंग शुल्क 3 रुपये
Drafted By: Vinay Yadav Adv	Service Charge:200


यह प्रलेख आज दिनांक 12-07-2019 दिन शुक्रवार समय 2:56:00 PM बजे श्री/श्रीमती /कुमारी प्रवीन यादव पुत्र रामफल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
प्रवीन यादव


उपसंयुक्त पंचायत अधिकारी (रिवाड़ी)
रेवाड़ी

उपरोक्त पेशकशी व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृजमोहन गुप्ता हजिर है। प्रस्तुत प्रलेख के तथ्या को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सचिन एडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी मन्जीव सिंह पिता रन सिंह निवासी रेवाड़ी ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12.07.2019


उपसंयुक्त पंचायत अधिकारी (रिवाड़ी)
संयुक्त सब रजिस्ट्रार
रेवाड़ी



NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint **Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated **10-07-2019**) to be the true and lawfully constituted attorney of the Executant 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 Executant has appointed ATTORNEY **Mr. Ravi Shanker Gupta**, 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 the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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;



Reg. No

Reg. Year

Book No

48

2019-2020

4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- प्रवीन यादव

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- सचिन पडवोकेट

गवाह 2 :- मन्जीत सिंह

उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 48 आज दिनांक 12-07-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 38 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 169 के पृष्ठ संख्या 17 से 20 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सच रजिस्ट्रार
रिवाड़ी



8. 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;
9. To represent and to act on behalf of the Executant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, 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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I 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 Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

[Signature]

[Signature]
Executant

1. Sachin Adv. Rewari

2. Manjeet Singh & Ran Singh
Re Rewari

[Signature]

[Signature]
Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument
drafted as per instruction of
parties to the deed displayed
[Signature]
Vijay Yadav, Advocate
Rewari (Hr.)



24/4
06-11-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 04/11/2019

Certificate No. S0D2019K155



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

GRN No. 59615781



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Raj Kumar

H.No/Floor : Na

Sector/Ward : Na

LandMark : Devlawas

City/Village : Devlawas

District : Rewari

State : Haryana

Phone: 94*****90

Others : Smt suresh devi babu lai vijay pal hari singh



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Part 1 rewari

City/Village: Rewari

District: Rewari

State : Haryana

Phone : 94*****90

Purpose : Non Judicial Stamp Paper for SPA





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

Handwritten signatures and text:
Suresh Kumar
01/11/2019
Aajay Kumar

Handwritten text: विजयपाल

Handwritten signature: Ravi



CHALLAN	
Government of Haryana	
	
Vehicle No.	0000
Owner Name	0000
Category	0000
Model	0000
Head of Account	Amount
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Pasting Fees	3
PD AcNo	0
Deduction Amount	0
Total Net Amount	103
₹ One Hundred and Three Rupees	
Tenderer's Detail	
GPF/PRANTIN/Act No/VehicleNo/TaxId:-	
PAN No:	
Tenderer's Name	Ravi Shanker Gupta
Address:	S o Braj Mohan Gupta R o Rewari
Particulars:	Registration Fee And Pasting Fee
Cheque DD- Detail:	 Depositor's Signature
FOR USE IN RECEIVING BANK	
Bank CIN/Ref No:	000150862972504112019
Payment Date:	04/11/2019
Bank:	SBI Aggregator
Status:	Success



* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

- | | |
|--------------------------------|---------------------------|
| 1. Type of Deed | Special Power of Attorney |
| 2. Stamp Duty | Rs 1000/- |
| 3. Stamp No. & Date | SOD2019K155/04 11-2019 |
| 4. Stamp Certificate issued by | Online |

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 06 DAY OF NOVEMBER 2019, BY

Sh. Raj Kumar S/o Sh. Kundan Lal S/o Sh. Ganpat, resident(s) of village Devlawas, Tehsil & District Rewari, Haryana,

Smt. Suresh Devi W/o Sh. Raj Kumar S/o Sh. Kundan Lal, resident(s) of village Devlawas, Tehsil & District Rewari, Haryana,

Sh. Babu Lal & Sh. Vijay Pal S/o Sh. Sugan Lal S/o Sh. Ganpat resident(s) of village Devlawas, Tehsil & District Rewari, Haryana And

Sh. Hari Singh & Ajay S/o Sh. Tarachand S/o Sh. Ganpat resident(s) of village Devlawas, Tehsil & District Rewari, Haryana.

(Hereinafter called the Executants).

WHEREAS:

- A. That Executants(Raj Kumar 1/4 share, Smt Suresh Devi 1/4 share, Babu Lal & Vijay Pal 1/4 equal share and Hari Singh & Ajay 1/4 equal share) are the absolute and lawfully recorded Owners and in physical possession of agricultural land forming part of Khewat No. 32, Khatoni No. 32, Rectangle No.9 Kila No. 14(B-0) 15(3-18) Kitat 2 total measuring 11 Kanat 18 Marlaor 1.487 Acre situated in the revenue estate of Village Devlawas, Tehsil & District Rewari, Haryana. The revenue records (Jamabandi for the year 2017-18 and AkashSazra) Residential Zone of Sector 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land."

- B. The Executants have entered into a Collaboration Agreement dated 06-11-2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd, having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, GarhiBolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executants have granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;

- 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 authorising and giving the Developer all the power and the 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;



प्रलेख नं:94

दिनांक:06-11-2019

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	देवतावास

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : S0D2019K155	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:59616223 पेस्टिंग शुल्क 3 रुपये
Drafted By: Vinay Yadav Adv.	
Service Charge:200	

यह प्रलेख आज दिनांक 06-11-2019 दिन बुधवार समय 11:16:00 AM बजे श्री/श्रीमती /कुमारी राज कुमार पुत्र कुन्दनलाल सुरेश देवी पत्नी राज कुमार बाबूलाल-विजयपाल पुत्र सुगनलाल हरी सिंह-अजय पुत्र लालचन्द निवास देवतावास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सम्मत पंजीकरण अधिकारी (रिवाड़ी)
बाबूलाल विजयपाल रिवाड़ी

हस्ताक्षर प्रस्तुतकर्ता

राज कुमार सुरेश देवी बाबूलाल-विजयपाल हरी सिंह-अजय

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि चंदर गुप्ता पुत्र बृजमोहन गुप्ता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीलाल सिंह नम्बरदार पिता — निवासी देवतावास व श्री/श्रीमती /कुमारी अमन कुमार पिता धर्मनंद निवासी देवाड़ी ने की।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That we, the above named Executants, do hereby, irrevocable nominate, constitute and appoint Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated.....) 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. Ravi Shanker Gupta, 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 the 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;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;

7. 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 regards to the said 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 demand 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;



Handwritten signatures and names: Ravi Shanker Gupta, Braj Mohan Gupta, and others.



Reg. No.	Reg. Year	Book No.
94	2019-2020	4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- रवि कुमार सुरेश देवी बाबूलाल-विजयपाल हरी उप/संयुक्त पंजीयन अधिकारी
 सिंह-अजय 12/11/2019
 प्राधिकृत :- रवि शंकर गुप्ता
 गवाह 1 :- लाल सिंह नम्बरदार
 गवाह 2 :- अमन कुमार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 84 आज दिनांक 08-11-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 47.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 160 के पृष्ठ संख्या 58 से 62 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 08-11-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
 सब रजिस्ट्रार
 रेवाड़ी



8. 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;
9. 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, building plan, and/or for the purpose of constructing/building on the Subject Lands by utilizing the PSUPAB as may be permitted in respect of the Subject Lands;

REWAR



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 Governmental 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 the Agreement of even date;

18. 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;

19. That this power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.

20. 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.

Witness:

1. Ravi Shankar Gupta, Deedant

Amen Kumar s/o Dharmender
A/o Ravi

Bhram Singh s/o Gajraj Singh
A/o Deshwar

Bhram Singh

Attorney Holder

(Mr. Ravi Shankar Gupta)



1104
27-12-2019

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/12/2019

Certificate No. S0Z2019L161
GRN No. 61317152



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ashok Kumar
H.No/Floor: Na Sector/Ward: Na LandMark: Devlawas
City/Village: Devlawas District: Rewari State: Haryana
Phone: 94*****90 Others: Prem chand



Buyer / Second Party Detail

Name: Radhey Shyam Gupta
H.No/Floor: 0L Sector/Ward: Na LandMark: Model Town Rewari
City/Village: Rewari District: Rewari State: Haryana
Phone: 94*****90

Purpose: Non Judicial Stamp Paper for SPA



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

Agm 21
Prem chand



E - CHALLAN
Government of Haryana

CHALLAN No: 000150914543826122019
Date: 26/12/2019

Office Name: S O BRAJ MOHAN GUPTA R O RAWARI
Treasury: Rewari
Period: 12/01/2019 - 31/03/2020

Head of Account	Amount
0001-03-104-97-51 Fees for Registration	100
0001-03-104-97-51 Pasting Fees	3
PD AcNo	0
Deduction Amount	0
Total/Net Amount	103

₹ One Hundred and Three Rupees

Tenderer's Detail

GPI /PRAN/TIN/Acti. no./VehicleNo/TaxId -
PAN No:
Tenderer's Name: Radhey Shyam Gupta
Address: S o Braj Mohan Gupta R o Rawari
Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150914543826122019
Payment Date: 26/12/2019
Bank: SBI Aggregator
Status: Success

E - CHALLAN
Government of Haryana

CHALLAN No: 000150914543826122019
Date: 26/12/2019

Office Name: S O BRAJ MOHAN GUPTA R O RAWARI
Treasury: Rewari
Period: 12/01/2019 - 31/03/2020

Head of Account	Amount
0001-03-104-97-51 Fees for Registration	100
0001-03-104-97-51 Pasting Fees	3
PD AcNo	0
Deduction Amount	0
Total/Net Amount	103

₹ One Hundred and Three only

Tenderer's Detail

GPI /PRAN/TIN/Acti. no./VehicleNo/TaxId -
PAN No:
Tenderer's Name: Radhey Shyam Gupta
Address: S o Braj Mohan Gupta R o Rawari
Particulars: Registration Fee And Pasting Fee

Cheque-DD-
Detail: Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: 000150914543826122019
Payment Date: 26/12/2019
Bank: SBI Aggregator
Status: Success

* Note :- Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



1. Type of Deed : Special Power of Attorney
2. Stamp Duty : Rs.1000/-
3. Stamp No. & Date : S0Z2019L16/26-12-2019
4. Stamp Certificate issued by : Online

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS ...27... DAY OF DECEMBER 2019, BY

Sh. Ashok Kumar & Prem Chand Sons of Sh. Gajraj Singh S/o Sh. Kalia resident(s) of village Devlawas, Tehsil & District Rewari, Haryana.

(Hereinafter called the Executants).

WHEREAS:

A. That Executants(Ashok Kumar 1/2 share & Prem Chand 1/2 share) are the absolute and lawfully recorded Owners and in physical possession of agricultural land forming part of Khewat No.23, Khatoni No.23min, Rectangle No.9 Kila No.6(3-14) 7(7-19) Kitat 2 total measuring 11 Kanai 13 Marla or 1.456 Acre situated in the revenue estate of Village Devlawas, Tehsil & District Rewari, Haryana. The revenue records (Jamabandi for the year 2017-18 and AkshSazra) Residential Zone of Sector 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land.

B. The Executants have entered into a Collaboration Agreement dated 27-12-2019 (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, Garhi Bolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executants have granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;

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 authorising and giving the Developer all the power and the 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 THE MEN AND BY THESE PRESENTS WITNESSETH:

That we; the above named Executants, do hereby, Irrevocable nominate, constitute and appoint Mr. Radhey Shyam Gupta S/o Sh. Braj Mohan Gupta R/o 8-L, Model Town, Rewari, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10/07/2019) 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:

Ashok Kumar

Prem Singh



दिनांक: 27-12-2019

प्रलेख नं: 110

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर देवलावास

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : S0Z2019L161
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ह्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan: 61324821
वेस्टिंग शुल्क 3 रुपये

Drafted By: RAMOTAR

Service Charge: 200

यह प्रलेख आज दिनांक 27-12-2019 दिन शुक्रवार समय 2:21:00 PM बजे श्री/श्रीमती /कुमारी
अशोक कुमार-प्रेमचन्द पुत्र गजराज सिंह निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सब रजिस्ट्रार
रेवाड़ी

हस्ताक्षर प्रस्तुतकर्ता
अशोक कुमार-प्रेमचन्द

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी राधेश्याम गुप्ता पुत्र वृजमोहन गुप्ता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राधाजीतर सैनी एडवोकेट पिता — निवासी रेवाड़ी व श्री/श्रीमती /कुमारी दीपक धर्मा पिता कान्ता प्रसाद निवासी गिन्दोखर में की।
साक्षी नं: 1 को हम जम्बरदार /अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं: 2 की पहचान करता है।

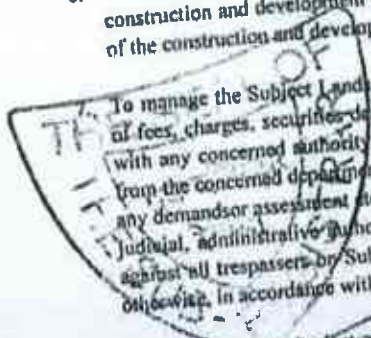
दिनांक 27-12-2019

उप/संबुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सब रजिस्ट्रार
रेवाड़ी



WHEREAS the Executants have appointed ATTORNEY Mr. Radhey Shyam Gupta, 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 the 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;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
5. 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;
6. 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;
7. 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 regards to the said 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 demand 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;
8. 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;
9. 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



Atm 12/12/20 Prem Singh



Reg. No

Reg. Year

Book No.

110

2019-2020

4



पेशकर्ता



गवाह



गवाह

पेशकर्ता :- अशोक कुमार-प्रेमचन्द

Signature

उप/संयुक्त पंजीयन अधिकारी

प्राधिकृत :- राधेश्याम गुप्ता

Signature

Signature

गवाह 1 :- रामांतर सैनी एडवोकेट

Signature

गवाह 2 :- दीपक शर्मा

Signature

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 110 आज दिनांक 27-12-2019 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 51.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 161 के पृष्ठ संख्या 8 से 10 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूळ मेरे सामने किये हैं।

दिनांक 27-12-2019

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

संयुक्त सचिव रजिस्ट्रार
रेवाड़ी



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;

10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;

11. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.

12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, building plan, and/or for the purpose of constructing/building on the Subject Lands by utilizing the PSRPATC 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;

Agminder Prem Singh



15. To apply to the Government or any Governmental 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 the Agreement of even date;

18. 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;

19. That this power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.

20. 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.

Witness;

1. Ram Anant Saini Adv.
Ranvati

Ranvati

2. Deepak Sharma s/o Kanta Prasad
A/o Bindokhar

Darball

Jai Singh Nambardar, Darball

Laj Singh

Executants

Attorney Holder
(Mr. Radhey Shyam Gupta)

Drafted By.

Ranvati Adv.
RAMAVTAR ADVOCATE
REWARI



125/4

10-01-2020

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 10/01/2020

Certificate No. SOJ2020A61



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

Gr No. 61720768



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Naresh Singh

H.No/Floor : Na

Sector/Ward : Na

LandMark : Devlawas

City/Village : Devlawas

District : Rewari

State : Haryana

Phone: 94*****90

Others : Yogesh kumar rajesh kumar



Buyer / Second Party Detail

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Part 1 rewari

City/Village: Rewari

District : Rewari

State : Haryana

Phone : 94*****90

Purpose : Non Judicial Stamp Paper For SPA



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


Naresh Singh

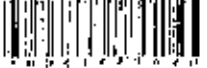
Yogesh

Yogesh

Rajesh Kumar



DDO Code 0362		E - CHALLAN Government of Haryana		Copy No. 1
Valid Upto: 17-01-2020 (Cash) 11-01-2020 (Chq/DD)				
GRN No.:	0061721470	Date:	10 Jan 2020 13:29:34	
Office Name: 0362-TEHSILDAR REWARI				
Treasury: Rewari				
Period: (2019-20) 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				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No: _____				
Tenderer's Name: Ravi Shanker Gupta				
Address: S o Braj Mohan Gupta R o Rewari				
Particulars: Registration Fees And Pasting Fees				
Cheque-DD- Detail: _____				
Depositor's Signature _____				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	000150912351610012020			
Payment Date:	10/01/2020			
Bank:	SBI Aggregator			
Status:	Success			

DDO Code 0362		E - CHALLAN Government of Haryana		AGI Dept Copy
Valid Upto: 17-01-2020 (Cash) 11-01-2020 (Chq/DD)				
GRN No.:	0061721470	Date:	10 Jan 2020 13:29:34	
Office Name: 0362-TEHSILDAR REWARI				
Treasury: Rewari				
Period: (2019-20) 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: Ravi Shanker Gupta				
Address: S o Braj Mohan Gupta R o Rewari				
Particulars: Registration Fees And Pasting Fees				
Cheque-DD- Detail: _____				
Depositor's Signature _____				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	000150912351610012020			
Payment Date:	10/01/2020			
Bank:	SBI Aggregator			
Status:	Success			

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

- | | | |
|--------------------------------|---|---------------------------|
| 1. Type of Deed | : | Special Power of Attorney |
| 2. Stump Duty | : | Rs.1000/- |
| 3. Stump No. & Date | : | S0J2020A61/10-01-2020 |
| 4. Stamp Certificate issued by | : | Online |

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 10th DAY OF JANUARY 2020, BY

Sh. Naresh Singh S/o Sh. Nihal Singh & Yogesh Kumar – Rajesh Kumar Sons of Sh. Naresh Singh S/o Nihal Singh resident(s) of village Devlawas, Tehsil & District Rewari, Haryana.

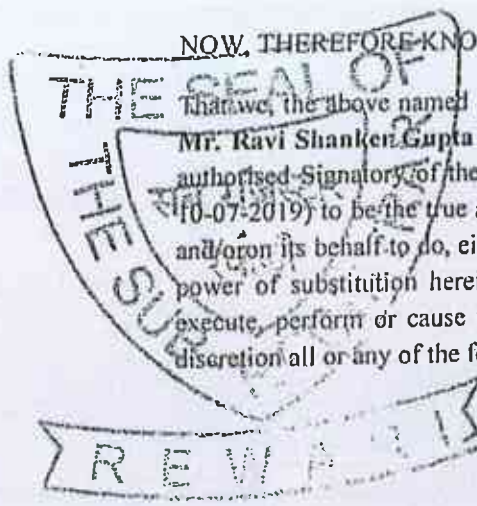
(Hereinafter called the **Executants**).

WHEREAS:

- A. That Executants (Naresh Singh 1/3 share & Yogesh Kumar 1/3 Share – Rajesh Kumar 1/3 share) are the absolute and lawfully recorded Owners and in physical possession of agricultural land forming part of Khewat No.73, Khatoni No.73min, Rectangle No.9 Kila No.3(5-0) 4(2-13) 5(0-7) Kitat 3 total measuring 8 Kanal or 1 Acre situated in the revenue estate of Village Devlawas, Tehsil & District Rewari, Haryana. The revenue records (Jamabandi for the year 2017-18 and AkshSazra) Residential Zone of Sector 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land.
- B. The Executants have entered into a Collaboration Agreement dated (hereinafter referred to as the "Agreement") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi – 110006 (PAN No.AADCBS204B) and local office at Elegant City, Sector-26, Garhi Bolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executants have granted the entire Development Rights over the Subject Lands to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- 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 authorising and giving the Developer all the power and the 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 THE MEN AND BY THESE PRESENTS WITNESSETH:

That we, the above named Executants, do hereby, irrevocable nominate, constitute and appoint Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector 3, Rewari, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019) 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:



122, 123 Yogesh



प्रलेख नं:125

दिनांक:10-01-2020

डीड का नाम		SPA	डीड संबंधी विवरण	
तहसील/सब-तहसील		रिवाड़ी		
गांव/शहर		देवलावास		
धन संबंधी विवरण				
राशि 0 रुपये		स्टाम्प ड्यूटी की राशि 1000 रुपये		
स्टाम्प नं : s0j2020a61		स्टाम्प की राशि 1000 रुपये		
रजिस्ट्रेशन फीस की राशि 100 रुपये		EChallan:61721470	पेस्टिंग शुल्क 3 रुपये	
Drafted By: RAMOTAR SAINI ADV		Service Charge:200		

यह प्रलेख आज दिनांक 10-01-2020 दिन शुक्रवार समय 4:14:00 PM बजे श्री/श्रीमती /कुमारी नरेश सिंह पुत्र निहाल सिंह योगेश कुमार पुत्र नरेश सिंह राजेश कुमार पुत्र नरेश सिंह निवास देवलावास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता
नरेश सिंह योगेश कुमार राजेश कुमार

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सब रजिस्ट्रार
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ravi Shanker Gupta पुत्र Braj Mohan Gupta हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Ramotar Saini Adv. पिता निवासी Rewari व श्री/श्रीमती /कुमारी Aman Kumar पिता Dharmender Nath Yadav निवासी Rewari ने की ।

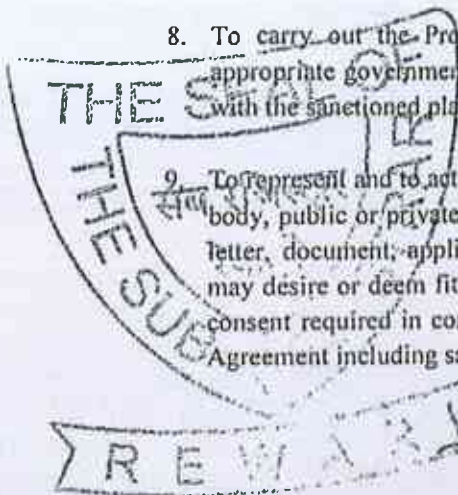
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सब रजिस्ट्रार
रेवाड़ी

WHEREAS the Executants have appointed ATTORNEY Mr. Ravi Shanker Gupta, 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 the 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;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
5. 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;
6. 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;
7. 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 regards to the said 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;
8. 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;
9. 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



Reg. No.

Reg. Year

Book No.

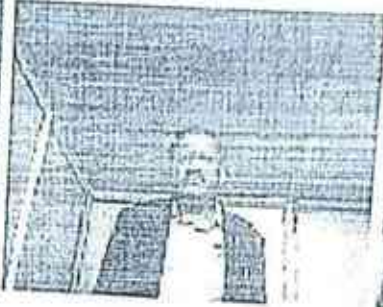
125

2019-2020

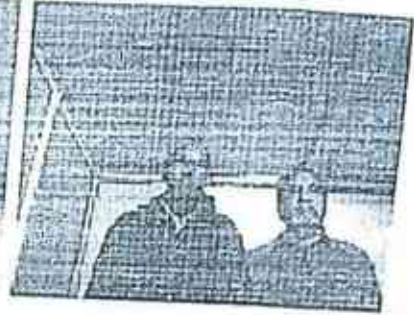
4



पेशकर्ता



प्राधिकृत



गवाह



पेशकर्ता :- नरेश सिंह योगेश कुमार राजेश कुमार
प्राधिकृत :- Ravi Shanker Gupta
गवाह 1 :- Ramotar Saini Adv.
गवाह 2 :- Aman Kumar
उप/संयुक्त पंजीयन अधिकारी
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 125 आज दिनांक 10-01-2020 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 55.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 161 के पृष्ठ संख्या 55 से 57 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 10-01-2020

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
संयुक्त सभा रिवाड़ी
रेवाड़ी



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;

10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, 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 persons 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;



राजेश योगेश



15. To apply to the Government or any Governmental 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 the Agreement of even date;
18. 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;
19. That this power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assigned;
20. 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.

Witness;

1. Ram Avtar Saini Adv.
Ravari

Ram Avtar Saini

2. Aman Kumar s/o Dharmender Nath Yadav
H/o Ravari

[Signature]

Executants

Yojesh

Ravi Shanker Gupta

Attorney Holder
(Mr. Ravi Shanker Gupta)



Drafted By
Ravari
RAMAVTAR ADVOCATE



Scanned with CamScanner



सेवा में,

श्रीमान् तहसीलदार साहब,
रेवाडी।

विषय:- भार मुक्त प्रमाण-पत्र वाका मौजा देवलावास, मुस्तिल नम्बर 9 किला नम्बर 3, 4, 5 मुताबिक राजस्व रिकार्ड जमाबन्दी 2017-18।

श्रीमान् जी,

उपरोक्त विषय पर निवेदन है कि खेवटनम्बर 73 खतौनी नम्बर 73 मुस्तिल नम्बर 9 किला नम्बर 3,4,5 मुताबिक राजस्व रिकार्ड जमाबन्दी 2017-18 पर किसी प्रकार का कोई बैंक व अर्धसरकारी बैंक या वित्तीय संस्था का भार नहीं है। उपरोक्त नम्बरान का भार मुक्त प्रमाण-पत्र दिया जायें।

आपकी बड़ी मेहरबानी होगी।

दिनांक: 07.02.2020

प्रार्थी

गटबारी हत्का नियम अनुसार
रिपोर्ट करें

तहसीलदार
रेवाडी

बी.एम.गुप्ता डवलपर्स
रेवाडी।

मार्फत दलीप कुमार

[Signature]

12/2/20

*करीब 73 की जमीन की देवलावास खेवटन 73 खतौनी 73
मुस्तिल 9 किला 3 वाका 8-5 पर कोई लोन नहीं
है कि भार मुक्त हो जायेगा*

Counter Signed

Tehsildar
Rawan

[Signature]
12/2/20

12/2/20

2/4
07-05-2020

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 04/05/2020

Certificate No S0D2020E14



GRN No. 64389110



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

Penalty : ₹ 0
(Rs Zero Only)

Seller / First Party Detail

Name: Narender Singh Yadav
H.No/Floor : Na Sector/Ward : Na LandMark : Dhaliawas
City/Village : Dhaliawas District : Rewari State : Haryana
Phone: 98*****95 Others : Sudhir kumar

Buyer / Second Party Detail

Name : Ravi Shanker Gupta
H.No/Floor : 439 Sector/Ward : 3
City/Village: Rewari District : Rewari
Phone : 94*****03 Others : Na

Purpose : Non Judicial Stamp Paper for SPA



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

Signature of Sudhir



- | | |
|--------------------------------|---------------------------|
| 1. Type of Deed | Special Power of Attorney |
| 2. Stamp Duty | Rs.1000/- |
| 3. Stamp No. & Date | S0D2020E14/04-05-2020 |
| 4. Stamp Certificate issued by | Online |

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 07th DAY OF MAY 2020, BY

Mr. Narender Singh Yadav – Mr. Sudhir Kumar Sons of Sh. Suraj Bhan S/o Sh. Hari Singh R/o Vill. Dhaliawas. Tehsil & Distt. Rewari, (Haryana) (Hereinafter called the **Executant**)

WHEREAS:

- A. That Executant has absolute and lawfully recorded Owner and in physical possession of a licensable parcel of land forming part of Khewat No.118, Khatoni No 137, Rectangle No. 33, Kila No.23(8-0) 24(8-0) & Rectangle No.37, Kila No. 3/1(2-9) 4/1(2-9) Kitat 4 total measuring 20 Kanal 18 Marla and Khewat No.123, Khatoni No.142, Rect. No.33, Kila No.17/1/2(0-11) kitat 1 measuring 0 Kanal 11 Marla and Khewat No.160, Khatoni No.182, Rect. No.33, Kila No.17/2/1(0-11) Kitat 1 measuring 0 Kanal 11 Marla. **Total measuring 22 Kanal or 2.75 Acres** situated in the revenue estate of Village Dhaliawas vide fard Immovable Property Transfer in Blood Relation vide Regn. No. 57 Dated 07-05-2020, Residential Zone of Sector 26 & 27, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land";
- B. The Executant has entered into a Collaboration Agreement dated 06-05-2020 (hereinafter referred to as the "**Agreement**") in favour of M/S B M Gupta Developers Pvt Ltd. having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi - 110006 (PAN No.AADCB5204B) and local office at Elegant City, Sector-26, Garhi Bolni Road, Rewari - 123401 (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 and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant has, 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 authorising and giving the Developer all the power and the 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 THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector-3, Rewari, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 10-07-2019 to be the true and lawfully constituted attorney of the Executant 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:

NGYL

Sudhir

प्रलेख न:2

दिनांक:07-05-2020

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर ढालियावास

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : S0D2020E14
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:64405699
पेस्टिंग शुल्क 3 रुपये

Drafted By: Vinay Yadav Adv.

Service Charge:200

यह प्रलेख आज दिनांक 07-05-2020 दिन गुरुवार समय 1:22:00 PM बजे श्री/श्रीमती /कुमारी नरेन्द्र सिंह यादव पुत्र सुरजभान सुधीर कुमार पुत्र सुरजभान निवास ढालियावास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

N Singh

Suchhir

हस्ताक्षर प्रस्तुतकर्ता
नरेन्द्र सिंह यादव सुधीर कुमार

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
सचिव रजिस्ट्रार
रेवाड़ी

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृज मोहन गुप्ता हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी अंकित गुप्ता पिता विजय कुमार गुप्ता निवासी रेवाड़ी व श्री/श्रीमती /कुमारी पिता निवासी ने की।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 07-05-2020

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
सचिव रजिस्ट्रार
रेवाड़ी

WHEREAS the Executant has appointed ATTORNEY Mr. Ravi Shanker Gupta, 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 the license for the above said land to respective concerned/competent authorities. To appear on behalf of all Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
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 the 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 etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
5. 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;
6. 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;
7. 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 regards to the said 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 demand 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;
8. 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;

REWA NSH

Sudhir

Reg. No.

Reg. Year

Book No.

2

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- नरेन्द्र सिंह यादव

सुधीर कुमार

N Singh

Sudhir

प्राधिकृत :- रवि शंकर गुप्ता

गवाह 1 :- अंकित गुप्ता

गवाह 2 :-

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2 आज दिनांक 07-05-2020 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 61.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 162 के पृष्ठ संख्या 32 से 36 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 07-05-2020

उप/सयुक्त पंजीयन अधिकारी (रिवाडी)

सर्वे रजिस्ट्रार
रेवाड़ी

9. To represent and to act on behalf of the Executant, 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;
10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers 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;
11. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes 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, levelling, 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, undertaking, 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 layout, building plan, and/or for the purpose of constructing/building on the Subject Lands by utilizing the AS/IFAR as may be permitted in respect of the Subject Lands;



NGC Sudhir

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 Governmental 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 the Agreement of even date;
18. AND I 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;
19. That this power of attorney shall not be revoked by me or my heirs for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said land is executed in favour of our said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this Instrument shall be equally binding on the representatives, nominee, successors, executors, liquidators, associates, affiliates and assigns of the developer.

NM Sachir

IN WITNESS WHEREOF the Executant has executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

— *ASin* — *Sadhir*
Ex: tant

Witness;

1. Ankit Gupta S/o Sh. Vijay Kumar Gupta
R/o Rewari.

Ankit Gupta



Attorney Holder
(Mr. Ravi Shanker Gupta)

The above said instrument is
drafted as per instruction of the
parties to the deed drafted by

Vinay Kumar
Vinay Kumar Yadav, Advocate,
Rewari (Hr.)

