

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 20/11/2020

Certificate No. G0T2020K364

GRN No. 69202015



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

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: S M Buildcon pvt ltd

H.No/Floor : L32/5

Sector/Ward : 0

LandMark : Dlf phase 2 mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 81\*\*\*\*\*81

Others : Rohtash singh and seema devi



**Buyer / Second Party Detail**

Name : Gls Infraprojects Pvt Ltd

H.No/Floor : 707

Sector/Ward : 15

LandMark : Part 2 jmd pacific square

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 81\*\*\*\*\*81

Purpose : SPA

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

**SPECIAL POWER OF ATTORNEY**

**THIS SPECIAL POWER OF ATTORNEY made on this 20<sup>th</sup> day of November 2020**

**by**

(1) M/s S. M. Buildcon Pvt. Ltd. (Pan No. AAFCS2824L) having it's office at L-32/5, DLF Phase – II, M.G. Road, Gurgaon, Haryana - 122002 through it's authorised signatory Mr. Manoj Kumar authorised vide Board resolution dated 17.11.2020, (2) Sh. Rohtash Singh (Aadhar No 6373 2569 6961) S/o Kanheia Lal, R/o House No. 162, Village Rithoj, Rithoj (169), Gurugram, Haryana – 122102 through it's GPA holder Manoj Kumar (Aadhar No. 9952 5292 5424) S/o Sh. Rohtash Singh R/o House No. 162, Village Rithoj, Rithoj (169), Gurugram, Haryana – 122102 GPA registered vide No. 33 dated 24-08-2016 in the office of Sub registrar Sohna, District Gurugram, Haryana, (3) Smt. Seema Devi (Aadhar No 3629 8925 0477) D/o Sohan Singh, R/o A - 42, Sanjay Gram, Old Delhi Road, Near Hanuman Mandir, Sector – 14, Gurugram, Haryana, (hereinafter referred to as “**The Executants**”).

**For S. M. Buildcon Pvt. Ltd.**

*Manojb*  
Director

*Shmy*

*Manoj Kumar*  
Authorised Signatory

प्रलेख न:73

दिनांक:20-11-2020

डीड संबंधी विवरण

डीड का नाम SPA  
तहसील/सब-तहसील Manesar  
गांव/शहर बढा

धन संबंधी विवरण

राशि 100 रुपये  
स्टाम्प नं : G0T2020K364  
रजिस्ट्रेशन फीस की राशि 100 रुपये  
स्टाम्प इयूटी की राशि 1000 रुपये  
स्टाम्प की राशि 1000 रुपये  
EChallan:69592146  
पेस्टिंग शुल्क 3 रुपये

Drafted By: Shri Niwas Adv

Service Charge:200

यह प्रलेख आज दिनांक 20-11-2020 दिन शुक्रवार समय 4:42:00 PM बजे श्री/श्रीमती /कुमारी

BUILDCON PVT LTD thru MANOJ KUMAROTHER ROHTASH SINGH thru MANOJ KUMAROTHER पुत्र KANHEIA LAL SEEMA DEVI पुत्री SOHAN SINGH निवास A 42 SANJAY GRAM OLD DELHI ROAD SEC 14 GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता

BUILDCON PVT LTD ROHTASH SINGH SEEMA DEVI

उप/संयुक्त पंजीयन अधिकारी (Manesar)

सब रजिस्ट्रार  
मानेसर

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GLS INFRA PROJECTS PVT LTD thru PANKAJ SHARMAOTHER हाजिर है ।

प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI NIWAS पिता --- निवासी ADV

GGM व श्री/श्रीमती /कुमारी RAKESH KUMAR पिता HANS RAJ

निवासी BHEEM GARH GGM ने की ।

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

WHEREAS the **EXECUTANT No. 1** is in joint possession of agricultural land, along with other land owners, bearing Khewat No 117 Khata No 118, Rect. No. 36, Killa No. 3 (8-0), 7/2 (5-18), 8 (8-0), 13 (8-0), 14/1/1 (3-6), Rect. No. 37, Killa No. 1 (8-0), 2/2 (7-11), field 7 area measuring 48 Kanal 15 Marla share 63/325 i.e 9 Kanal 9 marla situated within the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana, and

WHEREAS the **EXECUTANT No. 1 and 2** are co-owners and in joint possession of agricultural land, along with other land owners, bearing Khewat No 116 Khata No. 117, Rect. No. 36, Killa No. 5/2 (5-12), 6/1 (8-2), 14/2/2 (2-14), 15 (8-0), 16 (6-16), 17/1 (4-14), Rect. No. 37, Killa No. 11 (8-0), 20 (8-0), field 8 area measuring 51 Kanal 18 Marla share of Owner No. 1 is 153/1038 i.e 7 Kanal 13 Marla and share of Owner No. 2 is 319/1038 i.e 15 Kanal 19 Marla situated within the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana, and

WHEREAS the **EXECUTANT No. 1** is in joint possession of agricultural land, along with other land owners, bearing Khewat No. 94 Khata 95, Rect. No. 37 Killa No. 10 (8-0) filed 1 area measuring 8 Kanal 0 Marla share 631/4840 i.e 1 Kanal 0 Marla situated within the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana, and

WHEREAS the **EXECUTANT No. 1 and 3** are the co-owners and in joint possession of agricultural land, along with other land owners, bearing Khewat No. 409 Khata 412, Rect. No. 37 Killa No. 14/1 (1-17), 22/1 (0-13), filed 2 area measuring 2 Kanal 10 Marla and Khewat No. 410 Khata No. 413, Rect. No. 37 Killa No. 8 (8-0), 9 (8-0), 12 (8-0), 19 (8-0) filed 4 area measuring 32 Kanal 0 Marla and total area of both Khewat is 34 Kanal 10 Marla and share of Owner No. 1 is 32/69 i.e 16 Kanal 0 Marla and share of Owner No. 3 is 1/30 i.e 1 Kanal 3 Marla,

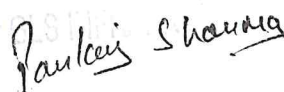
total land measuring 51 Kanal 4 Marla situated within the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana vide Jamabandi year 2012 – 2013, the above stated land parcels are hereinafter the total land of the **EXECUTANT'S** is referred to as the '**said land**' which shall include the land beneath and all resources comprised therein).

AND WHEREAS the **Executants** contemplate to **DEVELOP** the said land into a real estate project whether residential colony/Group Housing Project/commercial project and/or any other planned project and being not fully equipped to execute and complete the work of

For S. M. Development Ltd. of the proposed residential colony/group Housing Project/commercial project

  
Director





Authorised Signatory



Reg. No.

Reg. Year

Book No.

73

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru MANOJ KUMAROTHER BUILDCON PVT LTD thru MANOJ KUMAROTHER ROHTASH SINGH SEEMA DEVI

प्राधिकृत :- thru PANKAJ SHARMAOTHERGLS INFRAPROJECTS PVT LTD

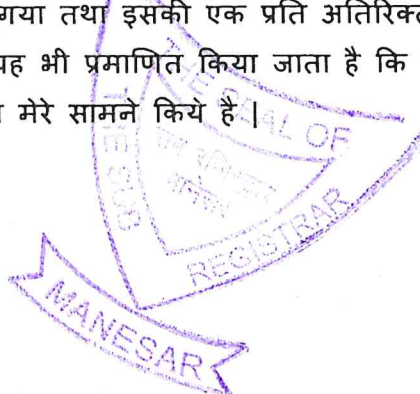
गवाह 1 :- SHRI NIWAS

गवाह 2 :- RAKESH KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 73 आज दिनांक 20-11-2020 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 123.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 24 के पृष्ठ संख्या 1 से 4 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 20-11-2020



उप/सयुंक्त पंजीयन अधिकारी( Manesar )

सब जजिस्ट्रार  
मानेसर

and/or any other planned project and had approached the **Attorney**, who is engaged in the development of Real Estate as its object, and has good reputation and experience in this line of business and could pursue to obtain all requisite permissions, sanctions and approvals from all concerned authorities and departments as the case may be and the Executants in pursuance of the said object had entered into a **Collaboration Agreement Registered vide deed no. \_\_\_\_\_ dated 20.11.2020** wherein the parties agreed for development of a planned real estate project over the said land as per the terms and conditions appearing therein.

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

Now, before there presents, (1) M/s S. M. Buildcon Pvt. Ltd. (Pan No. AAFCS2824L) having its office at L-32/5, DLF Phase – II, M.G. Road, Gurgaon, Haryana - 122002 through its authorised signatory Mr. Manoj Kumar authorised vide Board resolution dated 17.11.2020, (2) Sh. Rohtash Singh (Aadhar No 6373 2569 6961) S/o Kanheia Lal, R/o House No. 162, Village Rithoj, Rithoj (169), Gurugram, Haryana – 122102 through its GPA holder Manoj Kumar (Aadhar No. 9952 5292 5424) S/o Sh. Rohtash Singh R/o House No. 162, Village Rithoj, Rithoj (169), Gurugram, Haryana – 122102 GPA registered vide No. 33 dated 24-08-2016 in the office of Sub registrar Sohna, District Gurugram, Haryana, (3) Smt. Seema Devi (Aadhar No 3629 8925 0477) D/o Sohan Singh, R/o A - 42, Sanjay Gram, Old Delhi Road, Near Hanuman Mandir, Sector – 14, Gurugram, Haryana, do hereby appoint, authorise and constitute the Developer, **M/s GLS Infraprojects Pvt. Ltd.**, (PAN no. AAFCG4795C) having its office at 707, 7th Floor, JMD Pacific Square, Sector 15 Part II, Gurugram, through its Authorised Representative Sh. Pankaj Sharma authorised vide board resolution dated 02.11.2020, as our true and lawful attorney to do and execute and perform all or any of the following acts, deals, matters including:

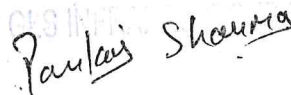
1. To enter upon the said land and take actual, physical possession of the said land and to carry out survey of the said land and to demarcate the said land and to effect all necessary and requisite improvements in the said land.

For S. M. Buildcon Pvt. Ltd.

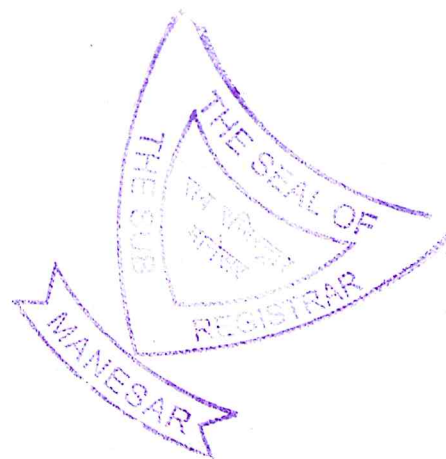
  
Director



For GLS Infraprojects Pvt. Ltd.



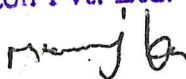
Authorised Signatory



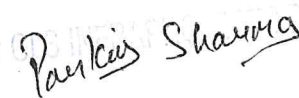


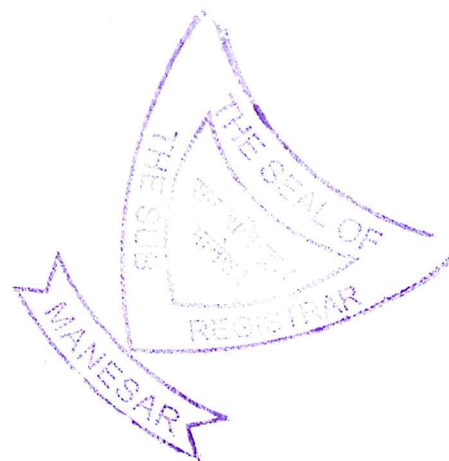
2. To inspect and obtain copies of all revenue records and other title documents pertaining to the said land and the other documents of utility connections over the said land.
3. To choose the development of the said land and to finalise the name, layout plans, and internal layouts and designs, facilities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

For S. M. Buildcon Pvt. Ltd.

  
Director



For S. M. Buildcon Pvt. Ltd.  




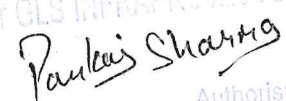


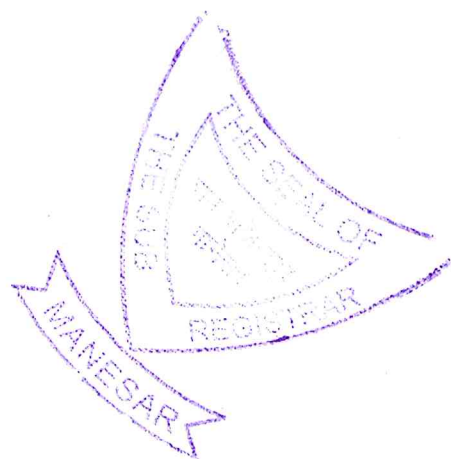
10. To enter upon the land with men and machinery and to do all thinks necessary for demolition of existing structures and making the land suitable for the development of the said project.
11. To carry out all kinds of construction and development work for developing the said land into the said real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

For S. M. Bunde Pvt. Ltd.

  
Director



For GLS INFRA PROJECTS PVT. LTD.  
  
Authorised Signatory



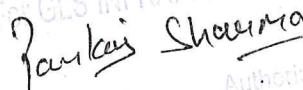
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17/11/2020

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

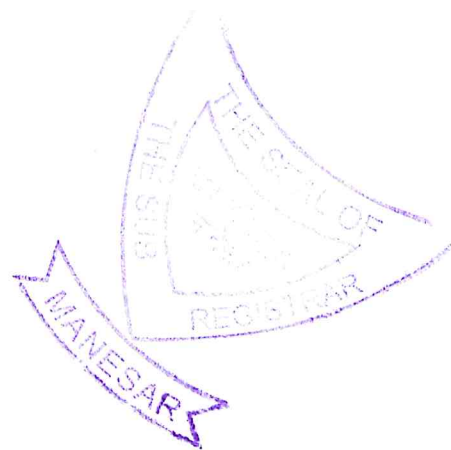
For S. M. Buildcon Pvt. Ltd.

  
Director



  
Janki Sharma  
Authorised Signatory

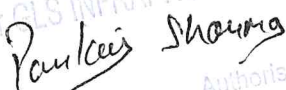


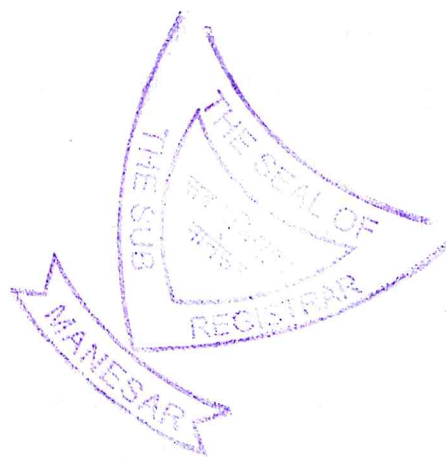


27. To discharge the tax obligations including direct and indirect taxes occasioned during the development of the said project and for payments all vendors regarding the same and to have the project registered with the Authorities and Departments.
28. To engage any professional body, company or other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

For S. M. Builders Pvt. Ltd.

  
Director  


For S. M. Builders Pvt. Ltd.  
  
Authorised Signatory






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

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

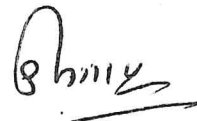
Whereas the Executants above named have put his signature on the present special power of attorney in the presence of the following witnesses on the day, month and year mentioned above.

Witnesses

  
Drafter By  
SHRI NIWAS (Advocate)  
Distt. Court Gurugram  
Reg. No. P/1143/2008  
20/11/2020

Parties

  
Director



1. ....



SHRI NIWAS (Advocate)  
Distt. Court Gurugram  
Reg. No. P/1143/2008

EXECUTANTS

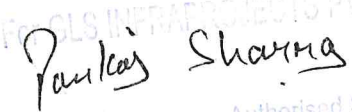
- (1) M/s S. M. Buildcon Pvt. Ltd. through it's authorised signatory Mr. Manoj Kumar
- (2) Sh. Rohtash Singh through it's GPA holder Manoj Kumar
- (3) Smt. Seema Devi

2. ....

TRAKESH KUMAR

S/o SH. HANSTRAJ

H/O Bhim Singh Khori  
R.P.M.

  
Authorised Signatory

ATTORNEY

M/s GLS Infraprojects Pvt. Ltd.,

(through it's authorised signatory Sh Pankaj Sharma)

