



हरियाणा HARYANA

A 874752

14800
16.11.2013

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made at Bahadurgarh on 16.11.2013 by **SAS REALTECH LLP**, a company incorporated under section 12(1) of LLP Act 2008, **having its registered office at S-1, HL Square, Sector-5 (MLU), Plot No-6, Dwarka, New Delhi-110075**, through its Authorised Signatory **Sh. Atul Narang** hereinafter called the Executant.

WHEREAS the First Party is the owner of the land measuring **64 KANAL 08 MARLA** vide the following details:

Khewat/Khata No. 19 MIN Khatoni No.22 MIN Rect. No.67// Kila No. 1/2 (3K-14M), 2(7K-11M), 3(7K-11M), 4(7K-11M), 5/2(7K-2M), 26 (0K-12M) And Khewat/Khata No. 5 MIN Khatoni No.5 MIN Rect. No.46// Kila No. 12/4/2 (0K-14M), 18 (8K-0M), 19/1(2K-7M), 22(6K-12M), 23(8K-0M) And Khewat/Khata No. 3 MIN Khatoni No.3 MIN Rect. 46// 25/1 (4-14) situated in the Revenue Estate of Village NUNA MAJRA, Tehsil Bahadurgarh, Distt. Jhajjar, Haryana by virtue of Zamabandi for the year 2004-2005 and Registry no 6071 dated 14-11-2013 and mutation No. , 4542 hereinafter referred to as to the '**said land**'.

AND WHEREAS the Executant has entered into a Collaboration Agreement dated 16-11-2013 with **M/s HL PROMOTERS PVT. LTD.**, a company incorporated under companies act 1956, **having its registered office at B 44, VISHRANTIKA APARTMENT, SECTOR-3, PLOT NO-5A, DWARKA, NEW DELHI 110075** through its authorized signatory **SH. RAKESH JOON** for the development and construction of a Group Housing Colony on the said land on the terms and conditions contained in the said agreement.

For SAS Realtech LLP

Atul Narang
Partner



① 50 x 2, 150

SAR R. Tech LLP Delhi





हरियाणा HARYANA

A 874762

AND WHEREAS by virtue of the said Collaboration Agreement dated 16-11-2013 the Executant has agreed to give a Power of Attorney in favour of said Collaboration company **M/s HL PROMOTERS PVT. LTD** to carry out the objects specified in the said Collaboration Agreement.

AND WHEREAS the said Collaborator company **M/s HL PROMOTERS PVT. LTD** has requested the executant to grant and execute a power of attorney in terms of the aforesaid Collaboration Agreement in its favour and its nominee **SH. RAKESH JOON**

NOW THEREFORE I namely **SH. ATUL NARANG** Authorised Signatory of **SAS REALTECH LLP** do hereby appoint, nominate and constitute the said **M/s HL PROMOTERS PVT. LTD.**, a company incorporated under companies act 1956, having its registered office at B 44, **VISHRANTIKA APARTMENT, SECTOR-3, PLOT NO-5A, DWARKA, NEW DELHI 110075** (which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in my name and/or on my behalf to do 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 in respect of the said property :

1. To enter upon the said land forming subject matter of the said Collaboration Agreement, survey the same, prepare layout and service plans, prepare building plans and carry out the work of development, construction and completion of a Group Housing Colony on the said land and to carry out necessary formalities to the said sanction.
2. To represent me in all offices of President of India, Governor of Haryana, Town & Country Planning Department Haryana, Haryana Urban Development Authority, Income Tax

For SAS Realtech LLP

Atul Narang Partner



2

37351

16-11-13

Department, Municipal Committee of Bahadurgarh, Haryana State Electricity Board or any other Government Authority/Local Body and to sign and make any letter, document, representation and petition to get the said released and any licenses, permissions and consent required in connection with the work of development and construction of a Group Housing Colony on the said land and for purposes incidental thereto and make payment of charges due and receive 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.

3. To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refunds which may be due.
4. To engage any employee, labourer, contractor, electrician, plumber, architect, planner, draftsman etc. for the building to be constructed, to fix their charges, remunerations and pay the same and the **executant** will not be responsible for any accident that may occur during the course of construction and it alone shall meet any financial or other liability either under Workman Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatsoever nature involved in any accident to workman, labour, employee, neighbour or any other persons shall be borne by attorney and the executant shall be absolved of and indemnified by the attorney of any financial or other liability in this regard.
5. To borrow money from any financial and banking institutions and/or private parties for meeting the cost of construction of the proposed building on the security of the builders share of saleable built/un-built area/spaces of the said building, but in no way binding/holding the executant liable on any account whatsoever.
6. To get the said land/property assessed/re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by me for or on account of the said land/property or any part thereto and to insure the same, against loss or damage by fire or otherwise and to pay all premiums for such insurances.
7. On completion of the project or after obtaining requisite license, to transfer and convey my rights, title and interest in the areas in the said Project allocated to the developer and agreed to be sold/leased to different prospective purchaser/lessee by the attorney in favour of respective purchaser/lessee and to execute the relevant documents including the sale deed.
8. To appear on my behalf before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said deed and document and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have duly registered and to sign and deliver proper receipts for the same.

For SAS Realtech LLP
Atul Narang
Partner



9. To oppose or otherwise deal with proposal to include all or any portion of the said property in an order for the compulsory acquisition thereof or in a clearance or development order or other similar or in any other order made or to be made under statutory powers and to take all necessary proceedings arising under such orders there from and receiving of payment relating thereto in my name.
10. To serve on the appropriate authority or person a notice requiring the purchase of all or any portion of the said property or any interest therein in respect of which a right to serve such a notice may be conferred by or under any statute or agreement or on any other ground and to take such steps or proceedings including the compromise of any claim in relation to any such notice as they may think fit.
11. To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney and to sign Mukhtianamas, Vakalatnamas and warrants of attorney, whenever the said attorneys shall think expedient and to get the abovementioned land released from notification under section-4 of L.A.Act.
12. To warn off and prohibit and if necessary proceed against in due from of law against all trespassers on the said property and to take appropriate steps whether by action or otherwise to abate all nuisances.
13. That Power of Attorney shall be confined only to matter relating to the said property and all necessary actions in connections with the above objects may be taken by the said attorney does not empower the said attorney to create any financial obligations whatsoever on me by virtue of the powers conferred on them.
14. That said attorney may delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel, withdraw and/or revoke the powers conferred upon such attorney.
15. All acts, deeds and things done or caused to be done by the said attorney or by any of his delegatee or delegates shall be deemed to have been done by me and I hereby agree that I shall ratify confirm all and whatever the said attorney (s) or its/their delegatee or delegates shall do or cause to be done by virtue of the powers conferred by these presents.

For SAS Realtech LLP

Atul Narang
Partner



I, **ATUL NARANG** Authorised Signatory of **SAS REALTECH LLP**, Executant hereby declare that this instrument shall be equally binding on my legal heirs, representatives, nominees, successors, liquidators and assigns.

IN WITNESS WHEREOF, I the above Executant has executed this Power of Attorney at Bahadurgarh on the day, month and year first above written in presence of witnesses:

For SAS Realtech LLP

Atul Narang
Partner

EXECUTANT

Sh. Atul Narang
Authorised Signatory SAS REALTECH LLP
S-1, HL SQUARE, SECTOR-5 (MLU)
PLOT NO-6, DWARKA, NEW DELHI 110075,

WITNESSES :

1. *Sawas*
(Chawan Kumar)
H.No. 88, Gopal Nagar Ekt n,
Nagaygarh ND-43

2. *Anil Kumar*
(Anil Kumar)
H.No 45, 8 Biswa, Jutwana
Mohalla, Bahadurgarh - Haryana
(134507)



ATTESTED

26.11.2013
Ramashwar Kumar
Advocate
NOTARY PUBLIC
Bahadurgarh (Jhajjar)



हरियाणा HARYANA

A 874766

14799 2013
16/11/

GENERAL POWER OF ATTORNEY

KNOW AL MEN BY THESE PRESENTS THAT I **SAS REALTECH LLP**, a company incorporated under section 12(1) of LLP Act 2008, having its registered office at S-1, HL Square, Sector-5 (MLU), Plot No-6, Dwarka, New Delhi-110075, through its Authorised Signatory **Sh. Atul Narang** do hereby appoint, nominate and constitute the said **M/s HL PROMOTERS PVT. LTD.**, a company incorporated under companies act 1956, having its registered office at B 44, VISHRANTIKA APARTMENT, SECTOR-3, PLOT NO-5A, DWARKA, NEW DELHI 110075 as my true and lawful General Attorney on 16-11-2013 to do the following acts, deeds and things in my name and on my behalf as under :-

To manage control look after and supervise my land measuring **64 KANAL 08 MARLA** vide the following details:

Khewat/Khata No. 19 MIN Khatoni No.22 MIN Rect. No.67// Kila No. 1/2 (3K-14M), 2(7K-11M), 3(7K-11M), 4(7K-11M), 5/2(7K-2M), 26 (0K-12M) And Khewat/Khata No. 5 MIN Khatoni No.5 MIN Rect. No.46// Kila No. 12/4/2 (0K-14M), 18 (8K-0M), 19/1(2K-7M), 22(6K-12M), 23(8K-0M) And Khewat/Khata No. 3 MIN Khatoni No.3 MIN Rect. 46// 25/1 (4-14) situated in the Revenue Estate of Village NUNA MAJRA, Tehsil Bahadurgarh, Distt. Jhajjar, Haryana by virtue of Zamabandi for the year 2004-2005 and Registry no 6071 dated 14-11-2013 and mutation No. , 4542 hereinafter referred to as to the 'said land'.

For SAS Realtech LLP

Atul Narang
Partner



SHIV PAL DALAL
STAMP VENDOR

50x2 = 100

SAS Reultech 16 NOV 2012 Delhi

BAHA SURGARH (HR)
No. 7347



हरियाणा HARYANA

A 874751

1. To file suit for the ejectment of the tenant and recovery of the rent against the tenant in the court of laws.
2. To sign and get all kinds of deeds and documents regarding the said property and to do all other acts, deeds and things which are necessary for the completion of the same.
3. To file affidavits or reply to any letters or notices issued to the appropriate authority or any other authority in respect of the said property.
4. To execute, sign and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statement, applications, contract, affidavits, undertakings, indemnity bond, agreements etc. in proper courts and offices to proceed in all the proceedings filed in my name and against me regarding the said property to compromise and compound the cases, to withdraw them, to deposit and withdraw money, to deposit and withdraw documents and to issue receipt and to take every step for the same regarding the said property.
5. To submit the plan for the additions, alterations for any changes in the existing structure in the said property from the office of concerned authorities/departments.
6. To book for sale or on lease basis units or plots or spaces in the said project, falling to the share of the developer/builders in terms of Collaboration Agreement dated in its/their own name (s) and at its/their own risk and responsibility and for such price and on such terms and conditions as the said attorneys may think fit and expedient and to execute relevant documents including lease deed and agreement for sale.

For SAS Realtech LLP

Atul Narang

Partner



37347
16-11-2013

(2)

7. To apply and to get all kinds of sale, permission, no objection certificate and other connected permission for the transfer of the said property from the office of the appropriate authorities.
8. To appoint any arbitrator in respect of any dispute regarding the said property and to accept the award of the said arbitrator.
9. To deal with all the matters with all the local, competent revenue and other competent registering authorities in respect thereof.
10. To appoint and remove further attorney (s) and/or to execute a rectification deed any deed (s) executed in respect of the said property and to get the same registered in the office of the Sub-Registrar Haryana and or any registered authority.
11. And Generally to do all acts, deeds and things which are not specifically mentioned in this deed and my said attorney be considered as valid and effective as if I have come them personally.
12. That this General power of Attorney is irrevocable till the agreed period of 36 months with in which the developer will complete the development falling which the executant may revoke this General power of Attorney.
13. To sign the building plan for the approval of Project, to get the concerned authority and made application for the completion certificate to the authorities.
14. To receive compensation amount from Govt. Authorities/individual.

IN WITNESSES WHEREOF I have signed this General Power of Attorney in the presence of the following witnesses.

For SAS Realtech LLP

Atul Narang

EXECUTANT

Sh. Atul Narang
Authorised Signatory SAS REALTECH LLP
S-1, HL SQUARE, SECTOR-5 (MLU)
PLOT NO-6, DWARKA, NEW DELHI 110075,

WITNESSES:

1. *[Signature]*
(ANAN KUMAR)
HNO-88, Gopal Nagar East,
Najafgarh, New Delhi-110043
2. *[Signature]*
Anil Rathi
HNO-45, 2-Biswa, Jatwara Mohalla,
Bahadurgarh, Haryana (124607)

ATTESTED

[Signature]
Ramashwar Kumar
Advocate

NOTARY PUBLIC
Bahadurgarh (Haryana)





हरियाणा HARYANA

14801/16.11.2013

A 874764

POSSESSION LETTER

SAS REALTECH LLP, a company incorporated under section 12(1) of LLP Act 2008, having its registered office at S-1, HL Square, Sector-5 (MLU), Plot No-6, Dwarka, New Delhi-110075, through its Authorised Signatory **Sh. Atul Narang** has delivered the vacant physical possession of its undivided share in land measuring **64 KANAL 08 MARLA** vide the following details:

Khewat/Khata No. 19 MIN Khatoni No.22 MIN Rect. No.67// Kila No. 1/2 (3K-14M), 2(7K-11M), 3(7K-11M), 4(7K-11M), 5/2(7K-2M), 26 (0K-12M) And Khewat/Khata No. 5 MIN Khatoni No.5 MIN Rect. No.46// Kila No. 12/4/2 (0K-14M), 18 (8K-0M), 19/1(2K-7M), 22(6K-12M), 23(8K-0M) And Khewat/Khata No. 3 MIN Khatoni No.3 MIN Rect. 46// 25/1 (4-14) situated in the Revenue Estate of Village NUNA MAJRA, Tehsil Bahadurgarh, Distt. Jhajjar, Haryana by virtue of Zamabandi for the year 2004-2005 and Registry no 6071 dated 14-11-2013 and mutation No. , 4542 along with all the relevant documents pertaining to the said Land to **M/s HL PROMOTERS PVT. LTD.**, at Bahadurgarh on this 16-11-2013

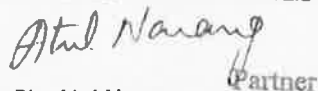
BY:-

Possession Taken over

For **HL Promoters Pvt. Ltd.**

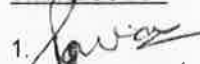


Director

Possession Handled by


Partner

Sh. Atul Narang
Authorised Signatory SAS REALTECH LLP
S-1, HL SQUARE, SECTOR-5 (MLU)
PLOT NO-6, DWARKA, NEW DELHI 110075,

WITNESSES:

1. 
(**PWAN KUMAR**)
H.No 88, Gopal nagal Extn, Jhajjar,
New Delhi - 110043
2. 
(**Anis Raheem**)
H.No 45, 8 Biswa, Jaitwan Mahalla,
Bahadurgarh - 151507, Haryana

ATTESTED

Ramashwar Kumar
Advocate
NOTARY PUBLIC
Bahadurgarh (Jhajjar)



2

37350

16-11-13

C 1783712

16-11-13

16-11-13

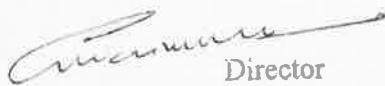
16



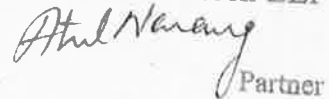
हरियाणा HARYANA

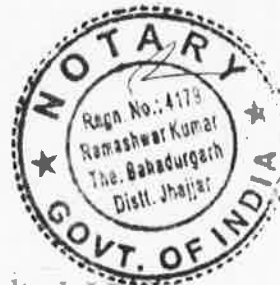
A 874771

For HL Promoters Pvt. Ltd.


Director

For SAS Realtech LLP


Partner



9

5022-100



Realtech LLP

Delhi