

65
87-03-2021

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/05/2019

Certificate No: T0C2019E316



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

GRN No: 47394978



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lalit Panwar

H.No/Floor: X

Sector/Ward: X

LandMark: X

City/Village: Sonapat

District: Sonapat

State: Haryana

Phone: 99*****37



Buyer / Second Party Detail

Name: Creative Buildwell Pvt Ltd

H.No/Floor: X

Sector/Ward: X

LandMark: X

City/Village: Delhi

District: Delhi

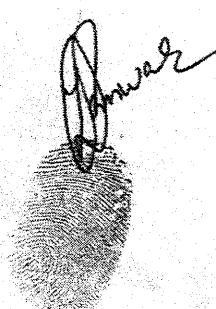
State: Delhi

Phone: 99*****37

Purpose: general power of attorney

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

Creative Buildwell (P) Ltd.
Authorised Signatory



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, THAT THIS GENERAL POWER OF ATTORNEY IS BEING EXECUTED ON 9th March, 2021;

SHREE BANKE BIHARI HEALTHCARE LLP (LLP Identification no. : AAP-7804), a limited liability partnership incorporated under the provisions of the Companies Act, 2013, having its registered office, at House No. 122, Landmark Near Old Chaupal, Village Tatesar, New Delhi - 110081, through its Authorised Signatory / Designated Partner Sh. Lalit Panwar son of Sh. Surender Panwar, authorised vide instrument dated 05.03.2021 (hereinafter referred to as "**BBHL**", which expression shall be deemed to mean and include its successors, representatives and permitted assigns);

AND

MR. RAHUL PANWAR (AADHAR no.: 2655 7196 8953), son of SH. SURENDER PANWAR, resident of H. No. 15-16, Sector -15, Sonipat, Haryana (hereinafter referred to as "**RP**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his successors and legal heirs);

AND

MR. LALIT PANWAR (Aadhar. no. : 4385 9996 4907), son of SH. SURENDER PANWAR, resident of H. No. 15-16, Sector -15, Sonipat, Haryana (hereinafter referred to as "**LP**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his successors and legal heirs);

BBHL, RP & LP are collectively referred to as "**Executant**".

IN FAVOUR OF

Creative Buildwell Private Limited (CIN NO. U70101DL1995PTC070058), a company incorporated under the Companies Act, 1956 having its registered office 201/6 Kaushalya Park, Hauz Khas, New Delhi - 110016 (hereinafter referred to as "**Developer**") or any other person nominated/appointed by Developer (hereinafter referred to as "**ATTORNEY**").

WHEREAS Executant are the absolute and lawful owner-in-possession of land admeasuring 12.525 acres (50, 686.92 Sq meters approx) situated at Village Revli, Sector -17, Teh. & Distt. Sonipat, Haryana ("**Said Land**"). The detail of the Said Land is mentioned in Schedule A.

AND WHEREAS Executant and Developer have entered into Joint Development Agreement dated 9.3.21 ("**JDA**") duly registered at the office of Sub Registrar, Tehsil & Distt. Sonipat, vide registration no. 8538 dated 9.3.21 for the development and construction to set up a residential plotted colony under "Deen Dayal Jan Awaas Yojna" on the Said Land (hereinafter "**Project**"). Thus in order to fulfil their obligation under the JDA, the Executant is hereby executing this irrevocable General Power of Attorney.

For Creative Buildwell Private Limited
Authorised Signatory

[Signature]

[Signature]

For Shree Banke Bihari Healthcare LLP
Designated Partner

प्रलेख न:65

दिनांक:09-03-2021

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील सोनीपत
गांव/शहर 031-रेवली

धन संबंधी विवरण

राशि 1000 रुपये
स्टाम्प न : t0c2019e316
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:74414232
पेस्टिंग शुल्क 3 रुपये

Drafted By: विरेन्द्र बत्रा.

Service Charge:200

यह प्रलेख आज दिनांक 09-03-2021 दिन मंगलवार समय 4:51:00 PM बजे श्री/श्रीमती /कुमारी
राहुल पवार, ललित पवार पुत्र सुरेन्द्र पवार श्री बांके बिहारी हैल्थकेयर एल.एल.पी.thru राहुल पवारOTHER कम्पनी सुरेन्द्र
पवार निवास सोनीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

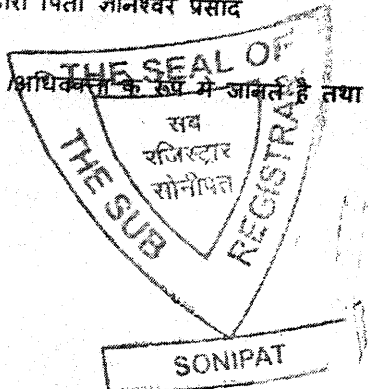
हस्ताक्षर प्रस्तुतकर्ता

राहुल पवार, ललित पवार श्री बांके बिहारी हैल्थकेयर एल.एल.पी.

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी मै. क्रियेटिव बिल्डवैल प्रा.लि. thru विडुल मिस्तलOTHER कम्पनी . हाजिर है। प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीमुकेश नं. पिता . निवासी रेवली व
श्री/श्रीमती /कुमारी अवध बिहारी पिता जानेश्वर प्रसाद
निवासी सोनीपत ने की।

साक्षी नं:1 को हम नम्बरदार /अधिकारी के रूप में जाबत है तथा वह साक्षी नं:2 की पहचान करता है।

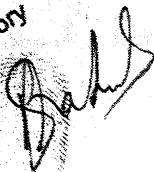


उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

AND WHEREAS pursuant to the JDA, the Executant do and hereby constitute and appoint Creative Buildwell Private Limited and/or any one authorised by Creative Buildwell Private Limited through its Boards' Resolution as Executant lawful attorney with full authority to do, execute all or any of the following acts, deeds and things in its name or in the name of Developer on its behalf concerning the development of the Project on the Said Land and in particular to say:

1. To sign, execute, affirm, declare and file with any appropriate authority, court or department all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the Said Land and also to appear before any such appropriate authority, court or department with or without any advocate and pay all necessary fees, charges and amounts in respect the Said Land;
2. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities/department in India/ State of Haryana and, or, any other places in Haryana or outside Haryana, such as Haryana Shari Vikas Pradhikaran (HSVP), DTCP, Secretary Revenue, Secretary Finance, seek registration of the proposed project under Real Estate (Regulation and Development) Act, 2016 (RERA), to represent the executants before RERA Authority, RERA Appellate Tribunal and also to comply with all the rules and regulations of RERA Act as and when required and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with development of the Said Land and make any payments of fees and other charges and amounts payable in this regard;
3. To enter upon the Said Land for development and survey the same, and to sign, file submit and obtaining layout plan, demarcation plan, zoning plan, building plan, services plan, revised/ modified building plan and services plan before the concerned authorities including but not limited to DTCP/HSVP/ Municipal Authority and/or any other local/authority under the State Government and/or Central Government as may be required from time to time.
4. To sign, execute, affirm, declare and file with DTCP all applications, documents, affidavits, undertakings, declarations, etc., as may be required and in connection with renewal of License the Said Land
5. To sign and apply and follow up with all concerned regulatory and other authorities and municipalities in respect of matters relating to license under the Haryana Development and Regulation of Urban Areas Act, 1975 or any other enactments or legislation thereof, for and in respect of the Said Land, completion certificates and all other permissions, sanctions and authorizations etc., as required under the law for the development, construction and completion of Project or, any other buildings, structures, plots and any other constructions, etc., on the Said Land and to submit all

For Creative Buildwell (pvt) Ltd.
Authorised Signatory





For Shree Arke Shree Healthcare LLP

Designated Partner

undertakings, agreements, affidavits, declarations, applications, bonds, documents etc., on my behalf, as may be required by the Attorney from time to time;

6. To sign, verify, file, submit furnish all applications and documents before various authorities in State of Haryana such as HSVP, DTCP, Secretary Revenue, Secretary Finance, National Highway Authority of India (NHAI), Income Tax Department and all other departments and authorities of the Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed in connection with the sanction/implementation of the Project;
7. To apply for and obtain necessary, permissions, NOC from the concerned authorities including DTCP, HSVP, NHAI, and/or any other concerned authorities under Local/ State/ Central Government for developing the Said Land under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 or any other applicable laws, rules etc., and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
8. To apply, follow-up, obtain all regulatory approvals, sanctions, authorizations, registrations for development of the Said Land and to raise and complete the construction thereon and pay any fees, charges or amounts that may be required in this regard;
9. To permit any other person or persons to enter upon the Said Land and bring or permit to be brought onto the Said Land all such materials, equipment and things as may be requisite for the development of the Said Land and for the execution and completion of the Project;
10. To enter in its own name into agreements, arrangements, deeds, leases, licenses, franchises of any nature including without limitation for the management control in respect of any developments on the Said Land and matters related and incidental thereto;
11. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, officers of the Government/ semi government/ local bodies and/ or any other statutory bodies for and in connection with the above purposes or for any purposes in respect of the Said Land or the execution and completion of the Project;
12. To appoint advocates, senior advocates and consultants to act and plead on my behalf in any appropriate courts of law, tribunal or any other legal authority or authorities in India and for that purpose to sign and execute Vakalatnama or Power of Attorney in favour of such advocates, for any matter involving the Said Land or Project or any matter in connection therewith. To sign and verify and file and submit any documents, deeds and pleadings including petitions, suits, applications, For Shree Barks Sagar Healthcare LLP

For Creative Buildwell
Authorized Signatory

[Signature]

[Fingerprint]

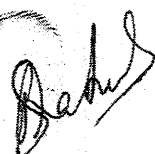
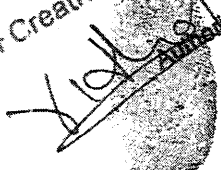
[Signature]

Designated Partner

rejoinders and replications, appeals, replies, review and, or, revision petition and the like in any such matter;

13. To undertake marketing and promotion of the Project in any manner whatsoever, appoint brokers, agents, distributors for sale and marketing and to advertise any scheme proposed in the Project in such name and manner the Attorney deems appropriate. The Executant also authorise the Attorney to execute any other documents including authorisation letter or board's resolution, if required to fulfil the terms of the Collaboration Agreement.
14. To engage any architects, consultants, engineers, contractors, workmen etc for the development of the Project, 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 the Attorney(s) alone shall meet any financial or other liability either under Workmen Compensation Act or under any other Law or Regulation in force for the time being.
15. To install hoardings, sign board, neon signs etc. of the Developer on the Said Land indicating development thereof and issue advertisement in such mode as may be deemed fit by the Attorney, to exercise full, free, uninterrupted and irrevocable marketing and branding rights in respect of the Project to be developed in terms of the Collaboration Agreement.
16. To sell, transfer, negotiate, agree to sell or dispose off or transfer by way of exchange, lease (whether permanent or for long or short period) any villas, plots, units, commercial area and other spaces to be constructed or developed on the Said Land (collectively referred to as the "Units"), or any part thereof, at such terms and conditions which the Attorney may in its sole discretion deem fit and proper, to any persons/entities, whosoever;
17. To issue allotment letter, agreement to sell or similar letters or enter into Agreement to Sell/Allotment Agreements or any other agreements, deeds, documents or any arrangements for sale, conveyance, lease or any transfer, in any manner whatsoever, of Units in the Project;
18. To receive booking, advance, interim, earnest deposit, sale price or any other amounts payable by the allottee/ purchaser, transferee, lessee of the Units in its name and give effective receipts and discharges in its own names and retain the money;
19. To execute any documents for facilitation of home loan to be obtained by the Prospective Buyer(s) of the Units in the Project.
20. To sign, execute and present for registration before concerned registration authorities conveyance deed, sale deed, lease deeds in respect of Units so marketed / booked / allotted / agreed to be transferred in the Project.

For Creative Building
Authorised Signatory



Designated Partner

21. To negotiate with banks/financial institutions for the purpose of obtaining loan/ financial assistance in respect of the Said Land or Project. The Attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the entire Said Land or part thereof as well as receivable of the Project.
22. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
23. To give, handover, physical, notional, de-facto, symbolic possession of the Units thereof to perspective buyers, lessee, transferees on such other terms as may be agreed by the Attorney;
24. To claim, demand, recover and receive in its name any consideration, compensation or any other amount payable by any person, entity, government authority, court of law or any other authorities or departments or municipalities in respect of the Said Land;
25. To pay any expense and charges required or imposed, levied, charged by any central or local or other public authority or by any existing or future legislation in respect of the Project or any part thereof;
26. To apply and obtain income tax clearance and any other clearances, authorizations and permissions from any other authority for the sale of Units, if required;
27. To lease or license the Units on payment of rent or license fee or otherwise and to ask receive and recover from all tenants and other occupants all rents, arrears of rents, compensation, license fees, profits and all other money due, owing and payable or at any time hereinafter to become due owing and payable in respect of the said Units for occupying the same or otherwise in any manner whatsoever;
28. To initiate, file, submit any action, claim, suit, petition, demand in any forum, court or tribunal for any matter concerning or in relation to the Said Land/Project/Units or any matter incidental thereto and to defend any such action, claim, suit, petition, demand in any forum, court or tribunal that be instituted involving anything to do with the Said Land/Project/Units;
29. To pay all taxes assessment, charges, deductions expenses and all other payment and outgoing whatsoever due and payable, on account of the Said Land and the Project to the competent authorities concerned;
30. To pay off, settle any loans, borrowings or other amounts obtained in respect of the Said Land/Project directly to the lender, bank or any financial institution and take all such steps deeds and things to remove any lien on the Said Land/Project and clear the Said Land/Project from any charge or mortgages;

For Creative Builders LLP
 Authorised Signatory

For Shree Bank Bihari Healthcare LLP

Designated Partner

31. To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials and, or, any other facilities, utilities or any other permits from the appropriate authorities, municipalities and to deposit necessary fees, charges and other amounts, deposits, for the aforesaid purposes and also to receive the refunds which may be due;
32. To engage any employee, labourer, contractor, electrician, plumber, architect, planner, draftsman, consultants, contractors, etc. for the building to be constructed, to fix their charges, remunerations and pay the same. Any financial expenditure of whatsoever nature involved in any accident to workman, labour, employee, neighbour or any other person shall be borne by the Attorney on behalf of the executant;
33. That the Attorney is entitled to file/defend any suit, proceedings, civil revenue, taxation or criminal before any court/officer/authority/Arbitrator. The attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision etc., up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter/proceedings, to suffer any decree to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land subject matter of Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the property in question.
34. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc., in law courts i.e., Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the Said Land/ Project/Units.

AND GENERALLY to do and execute all such deeds, instruments, documents, acts and things in relation to the Said Land/Project now or hereafter belonging to Executant wherein Executant shall have any interest and in its capacity and in all matters relating to the Said Land, Project as fully and effectively in all aspects as Executant could have done if personally present as the Attorney shall deem fit and proper in its name or in Executant name on Executant behalf.

EXECUTANT FURTHER CONFIRM the powers granted herein by Executant to the Attorney is irrevocable and shall not be revoked by Executant and any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by Executant to the Attorney and Executant shall not challenge or call in question any act done by the Attorney individually or jointly or severally for Executant and on behalf of Executant and the same shall be binding upon Executant.

EXECUTANT FURTHER STATE THAT this Power of Attorney shall be confined only to matters

Original Building (P) Ltd.
Authorised Signatory

[Signature]

[Signature]

[Signature]

Designated Partner

relating to the Said Land and the Project and all necessary actions in connection with the above mentioned objects may be taken by the Attorney in name of Executant.

EXECUTANT HEREBY AGREE that all acts, deeds and things done by the Attorney shall be construed as acts, deeds and things done by Executant. Executant hereby undertake to ratify and confirm all and whatever the said Attorney shall do by virtue of the power hereby given.

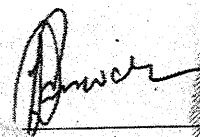
IN WITNESS WHEREOF, we, Shree Banke Bihari HealthCare LLP through Designated Partner Sh. Lalit Pawar, Sh. Rahul Pawar son of Sh. Surender Panwar, and Sh. Lalit Pawar son of Sh. Surender Panwar, hereunto set and subscribed our hand and signature on this Power of Attorney on the day, Month, and year first mentioned above in the presence of the following witnesses.

Witness:


SIGNED AND DELIVERED BY:

1. My Keshu Lambardar
S/o SL Dhammal
Kewali

(Shree Banke Bihari
Healthcare LLP Through
Designated partner
Sh. Lalit Panwar)




(Sh. Rahul Panwar)



For Shree Banke Bihari HealthCare

(Sh. Lalit Panwar)



Designated Partner



(EXECUTANT)

2. Anandh Bihari S/o
Sh. Jagdishwar
Purandhar
Sonepat



For Creative Buildwell (P) Ltd.
Authorized Signatory

ATTORNEY HOLDER

M/s Creative Buildwell Private Limited
Through Director Sh. Vithal Mittal

SCHEDULE A
[Description of the Said Land]

Sh. Banke Bihari Health Care LLP - Vide Jamabandi 2018-19 , Sale deed no. 957 dated 22.06.2020 entered as Intakal no. 1579.

		Killa	K-M	Remarks
REVL I	34//	22	8-0	
	39//	3	8-0	
		4	8-0	
		7	8-0	
		11/1/2	0-13	
		11/3	0-1	
		12/2/1	6-18	
		14	7-7	
		17/2	6-0	
		18	6-17	
		19/1	2-15	
		23	0-1	
		TOTAL	62-12	7.825 acres

Rahul Pawar & Lalit Pawar - Vide jamabandi 2018-19, sale deed no. 5624 dated 04.09.2017 entered as Jamabandi Intakal no. 1506.

		Killa	K-M	Remarks
REVL I	39//	1/3	5-16	
		2	8-0	
		8	8-0	
		9	8-0	
		13/1	7-16	
		TOTAL	37-12	4.7 acres

Rahul

[Signature]

For Shree Banke Bihari Healthcare LLP
Designated Partner

For Creative Buildwell (P) Ltd.
Authorized Signatory

Reg. No. ~

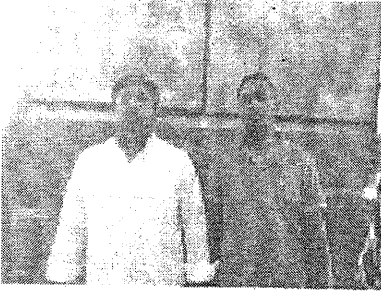
Reg. Year

Book No.

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2020-2021

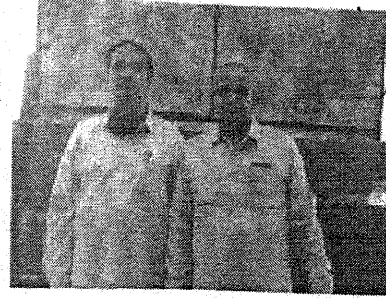
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पेशकर्ता



प्राधिकृत



गवाह

Shree Banko Bihar

पेशकर्ता :- राहुल पवार, निवासी पंवार thru राहुल पवार OTHER श्री बांके बिहारी हैल्थकेयर

एल.एल.पी.

For Creditive Building (P) Ltd. OTHER मै. क्रियेटिव बिल्डवैल

प्रा.लि.

गवाह :- Sonipat Signatory

गवाह :- अवध बिहारी

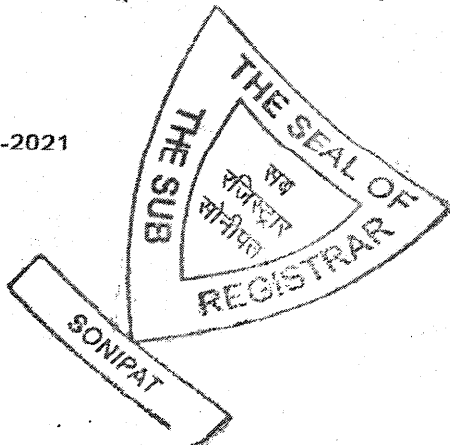
उप/संयुक्त पंजीयन अधिकारी

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 65 आज दिनांक 09-03-2021 को बही नं 4 जिल्द नं 82 के पृष्ठ नं 17.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 436 के पृष्ठ संख्या 77 से 79 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 09-03-2021

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)





THE UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE

OFFICE OF THE ATTORNEY GENERAL

WASHINGTON, D. C. 20530

MEMORANDUM FOR THE ATTORNEY GENERAL

DATE: [REDACTED]

TO: [REDACTED]

FROM: [REDACTED]

SUBJECT: [REDACTED]

RE: [REDACTED]

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

18. [REDACTED]

19. [REDACTED]

20. [REDACTED]