

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/12/2020

Certificate No. E0C2020L1

GRN No. 69918183



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Abhash Realcon Pvt Ltd

H.No/Floor : Nil

Sector/Ward :

LandMark : 10local shopping centre

City/Village : Kalkaai

District : New delhi

State : Delhi

Phone: 97*****39

Others : Anveshan builders pvt ltd



Buyer / Second Party Detail

Name : Robust Buildwell Pvt Ltd

H.No/Floor : Nil

Sector/Ward : 79

LandMark : Omaxe city centre

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 97*****39

Purpose : G P A

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

TYPE OF DOCUMENT : GENERAL POWER OF ATTORNEY

STAMP DUTY PAID : Rs. 1000/-

DETAIL OF STAMP DUTY : e-Stamp Certificate No. **E0C2020L1**, GRN No. **69918183**, Dated **03-12-2020**, Indian-Non Judicial Stamp Haryana Government.

PROPERTY DETAIL : Agricultural land measuring **30 Kanal 04 Marla (3.775 acres)** situated at Village/Mauja Shataula, Tehsil & District Faridabad, Haryana.



This POWER OF ATTORNEY is executed at Faridabad on this 3rd day of December, 2020;

For Abhas Realcon Pvt. Ltd.

For Anveshan Builders Pvt. Ltd.

Auth. Signatory

Authorized Signatory

प्रलेख न:88

दिनांक:03-12-2020

| डीड संबंधी विवरण | |
|------------------|----------|
| डीड का नाम | GPA |
| तहसील/सब-तहसील | फरीदाबाद |
| गांव/शहर | भतोला |

| धन संबंधी विवरण | |
|-----------------------------------|--|
| राशि 0 रुपये | स्टाम्प ड्यूटी की राशि 1000 रुपये |
| स्टाम्प नं : e0c202011 | स्टाम्प की राशि 1000 रुपये |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | EChallan:69918277 पेन्टिंग शुल्क 3 रुपये |
| Drafted By: self | Service Charge:200 |

यह प्रलेख आज दिनांक 03-12-2020 दिन गुरुवार समय 2:42:00 PM बजे श्री/श्रीमती /कुमारी
ms Abhas Realcon Pvt. Ltd thru harish chander Yadav पुत्र . ms Anveshan Builders Pvt. Ltd thru yogender mangla पुत्र .
निवास fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

For Abhas Realcon Pvt. Ltd

Auth. Signatory

हस्ताक्षर प्रस्तुतकर्ता

ms Abhas Realcon Pvt. Ltd thru harish chander Yadav ms Anveshan Builders Pvt. Ltd thru yogender mangla

उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद) RMAA



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ms Robust Buildwell Pvt. Ltd thru pankaj पुत्र . हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी s k batra पिता adv निवासी fbd व श्री/श्रीमती /कुमारी tara chand पिता adv निवासी fbd ने की ।

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

For Abhas Realcon Pvt. Ltd, For Anveshan Builders Pvt. Ltd

Auth. Signatory

S. K. BATRA

Advocate
Distt. & Session Court,
Sector-12, Faridabad (Hr.)

उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

CH. 12/12/20

Distt. Court, Faridkot



--2--
By

- (1) **M/s Abhas Realcon Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Harish Chander Yadav** (Aadhaar No. 4688 4555 0446) S/o Sh. Shobh Nath Yadav, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on **25-06-2020**,
- (2) **M/s Anveshan Builders Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Yogender Mangla** (Aadhaar No. 7026 1357 8505) S/o Sh. Jagdish Mangla, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on **25-06-2020**,

(hereinafter collectively referred to as the "**Executants**")

IN FAVOUR OF

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad (hereinafter referred to as the "**Attorney**").

WHEREAS the Executant has entered into a Collaboration Agreement dated **03-12-2020** (hereinafter referred to as the "**said Collaboration Agreement**") with "**Robust Buildwell**" for development, construction and marketing of a Residential Commercial Colony in terms of license to be granted by Department of Town & Country Planning, Government of India.

For Abhas Realcon Pvt. Ltd.

Auth. Signatory

For Anveshan Builders Pvt. Ltd.

Authorized Signatory

Country Planning, Haryana (hereinafter referred to as the "**said Project**") on the land measuring 3.775 Acres situated in the revenue estate of Village Bhataula, Tehsil & Distt. Faridabad, Haryana (hereinafter referred to as the "**said Land**") as particularly mentioned in the schedule of land, annexed hereto as **Annexure-1**.

AND WHEREAS to implement the objective of the said Collaboration Agreement, the Executant has agreed to execute a Power of Attorney in terms of the said Collaboration Agreement in favour of "Robust Buildwell".

NOW, THEREFORE, THROUGH THIS POWER OF ATTORNEY the Executant hereby appoints, nominates and constitutes the said Robust Buildwell and its nominee **Shri Mohit Goel** son of Shri Rohtash Goel, **as its true and lawful attorney** (hereinafter referred to as the "**said Attorney**"), to do all or any of the following acts, deeds and things in respect of developing, constructing and marketing of the said Project, i.e.:

1. 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 existing 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 developing plots on the said land as may be permissible by the concerned Authority(ies) including the office of the Director Town & Country Planning Haryana, Urban Estate, Municipal Committee Area and Ministry of Environment or any other Competent Authorities from time to time.
2. To apply for and obtain all requisite permissions and approvals as may be required for development, construction and marketing of the said Project on the said Land and for that purpose to sign, file and submit layout plan, building plan, services plan, revised/modified plans before the concerned authorities including DTP- Faridabad, STP- Faridabad, Director, Town & Country Planning, Haryana, Chandigarh, Haryana Urban Development Authority, Urban Estate, Municipal Committee Area and Ministry of Environment, authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or any other local authority under State


For Abhas Realcon Pvt. Ltd


Auth. Signatory

For Anveshan Builders Pvt. Ltd

Authorised Signatory



| DDO Code: 0364 | | E - CHALLAN Government of Haryana | | Candidate Copy | |
|--|--|---|--|-----------------|--|
| Valid Upto: 10-12-2020 (Cash) 04-12-2020 (Chq/DD) | |  | | | |
| GRN No.: 0069918277 | | Date: 03 Dec 2020 07:54:52 | | | |
| Office Name: 0364-Sub Divisional Officer Civil | | | | | |
| Treasury: Faridabad | | | | | |
| Period: (2020-21) One Time | | | | | |
| Head of Account | | | | Amount ₹ | |
| 0030-03-104-97-51 Pasting Fees | | | | 10 | |
| 0030-03-104-99-51 Fees for Registration | | | | 100 | |
| PD AcNo 0 | | | | | |
| Deduction Amount: ₹ | | | | 0 | |
| Total/Net Amount: ₹ | | | | 110 | |
| ₹ One Hundred and Ten Rupees | | | | | |
| Tenderer's Detail | | | | | |
| GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:- | | | | | |
| PAN No: | | | | | |
| Tenderer's Name: Robust Buildwell Pvt Ltd | | | | | |
| Address: Faridabad | | | | | |
| Particulars: registration fees and Pasting Fees | | | | | |
| Cheque/DD- Detail: Depositor's Signature | | | | | |
| FOR USE IN RECEIVING BANK | | | | | |
| Bank CIN/Ref No: 000150996363303122020 | | | | | |
| Payment Date: 03/12/2020 | | | | | |
| Bank: SBI Aggregator | | | | | |
| Status: Success | | | | | |

| DDO Code: 0364 | | E - CHALLAN Government of Haryana | | AG/ Dept Copy | |
|--|--|---|--|-----------------|--|
| Valid Upto: 10-12-2020 (Cash) 04-12-2020 (Chq/DD) | |  | | | |
| GRN No.: 0069918277 | | Date: 03 Dec 2020 07:54:52 | | | |
| Office Name: 0364-Sub Divisional Officer Civil | | | | | |
| Treasury: Faridabad | | | | | |
| Period: (2020-21) One Time | | | | | |
| Head of Account | | | | Amount ₹ | |
| 0030-03-104-97-51 Pasting Fees | | | | 10 | |
| 0030-03-104-99-51 Fees for Registration | | | | 100 | |
| PD AcNo 0 | | | | | |
| Deduction Amount: ₹ | | | | 0 | |
| Total/Net Amount: ₹ | | | | 110 | |
| ₹ One Hundred and Ten only | | | | | |
| Tenderer's Detail | | | | | |
| GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:- | | | | | |
| PAN No: | | | | | |
| Tenderer's Name: Robust Buildwell Pvt Ltd | | | | | |
| Address: Faridabad | | | | | |
| Particulars: registration fees and Pasting Fees | | | | | |
| Cheque/DD- Detail: Depositor's Signature | | | | | |
| FOR USE IN RECEIVING BANK | | | | | |
| Bank CIN/Ref No: 000150996363303122020 | | | | | |
| Payment Date: 03/12/2020 | | | | | |
| 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.

Government and/or Central Government as may be required from time to time.

3. To sign, file and execute all applications, representations, affidavits, undertakings, indemnity bonds and such other papers and documents as may be required by concerned authorities for the purpose of obtaining requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Licensing Authorities, Municipal Authorities, Real Estate Regulatory Authority and/or authorities in charge of the Sewer, Water, Electricity, Highways or any other concerned authorities connected with the sanction of layout and building plans, developing of Plots/built-up area and any other thing connected therewith.
4. To commence, carry on and complete and/or cause to be commenced, carried out and completed development work on the said Land in accordance with the sanctioned layout plans and specifications whether amended or otherwise and carry out the terms and conditions of such sanctioned plans, Commencement Certificate, layout etc.
5. To make necessary applications for procuring permits and quotations for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits/quotations etc.
6. To apply for and obtain, connections inter-alia for water, sewerage, electricity and roads and to do all acts, deeds things and matters for the said purposes to lay and install all the connections.
7. To apply for and obtain the Completion Certificate and/or Occupancy Certificate from the authorities concerned and for that purpose to sign, execute file and submit the completion plans, application, notice and all such other papers and documents as may be required from time to time.
8. To advertise and issue printed materials regarding the said Project and engage brokers/ leaders for booking/ sale of the Plots/ Units and others.

For Abhas Realcon Pvt. Ltd.


Auth. Signatory

For Anveshan Builders Pvt. Ltd.


Authorized Signatory

saleable areas of the said Project in its own name.

9. To book for sale and enter into agreement to sell or any other such document for sale of the plots/built-up areas or any other saleable areas in the said Project and also to let out the saleable areas/ units in the said Project.
10. To execute, sign and present for registration before proper registering authority, proper sale/ conveyance deed/ lease deed for conveying the rights, interests, liens and titles in the plots/built-up areas and other saleable areas developed/built on the said Land in the said Project as per terms of the said Collaboration Agreement in favour of the intending purchaser(s) or in its own name and to do all such acts, deeds and things which may be necessary for the purpose of conveying the same absolutely and forever in favour of the intending purchaser or his/her nominee(s).
11. To receive consideration in respect of the said plots/built-up areas and other saleable areas in the said Project in its own name and to admit the receipts thereof and to deliver possession of the plots/built-up areas and other saleable areas in the said Project to the said purchasers or to its/his/her/their nominee(s) either physical or constructive as may be feasible.
12. To handover common areas and facilities in the said Project to the Resident Welfare Association and to sign, execute and register necessary deeds and documents in this regard.
13. To create lien, charge, mortgage with the bank(s) / financial institution(s) on the saleable units/plots booked in the name of the prospective purchasers on their request to avail loan facility.
14. To sign, institute, conduct and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statements, applications, contracts, affidavits, undertakings, indemnity bonds, agreements etc., in all courts and offices to proceed in all the proceeding filed in the name of and against the executants regarding the said project to compromise and compound the cases, to withdraw them, to deposit and withdraw money to

For Abbas Realcon Pvt. Ltd.

Auth. Signatory

For Anveshan Builders Pvt. Ltd.

Authorised Signatory



deposit and withdraw documents and to issue receipt/ acknowledgement in respect thereof and to take every step for the same regarding the said project.

15. To appoint, retain and employ counsels, pleaders, advocates or other attorney and issue Vakalatnamas and warrants of attorney, whenever the said attorney shall think expedient.
16. To appoint one or more attorneys and to remove and/ or reappoint in place of the said attorneys and confer upon such attorneys all or any of the powers conferred herein. The principal attorney may authorize any of its employee(s) to represent it to do or cause to be done any or all acts, deeds and things as mentioned hereinabove including but not limited to represent it before the Sub-Registrar concerned at the time of execution and presentation of sale/ conveyance deed/ lease deed/ rectification deed/ cancellation deed etc. for conveying the rights, interests, liens and titles in the plots/built-up areas and other saleable areas developed/built on the said Land in the said Project as per terms of the said Collaboration Agreement.

And generally to do all other acts, deeds, matters and things whatsoever in or about the said Land/Project and affairs as contemplated in the said Collaboration Agreement either particularly or generally described as amply and effectually and to all intents and purposes as the Executant could do.

And the Executant, hereby agree and undertake to allow, ratify and confirm all and whatever the said Attorney or Attorneys shall lawfully do or cause to be done with regard to the aforesaid, by virtue of these presents all acts, deeds and things done or caused to be done by the said attorney or by any of his delegates shall be deemed to have been done by the Executant and the Executant hereby agree that it will ratify/confirm all whatever the said attorney(s) or its/their delegates shall do or cause to be done by virtue of the powers conferred by these presents.

The Executant hereby declares that this instrument shall be binding also on its successors in interest.

IN WITNESS WHEREOF the said Executant hereto have hereunto set and subscribed their hands on this Power of Attorney on the day, month and year first above written

For Abhas Realcon Pvt. Ltd.

Auth. Signatory

For Anveshan Builders Pvt. Ltd.

Authorized Signatory

88
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in the presence of the following witnesses who have signed these presents in the presence of the Executant:

WITNESSES:

1.


S. K. BATRA
Advocate
Distt. & Session Court,
Sector-12, Faridabad (Hr.)

For and on behalf of
M/s Abhas Realcon Pvt. Ltd.
For Abhas Realcon Pvt. Ltd.


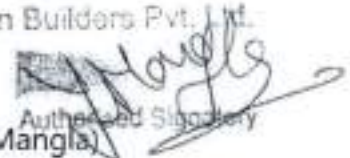

Auth. Signatory
(Shri Harish Chander Yadav)
Authorized signatory

2.


CH. TARA CHAND
Advocate
Distt. Court, Faridabad

For and on behalf of
M/s Anveshan Builders Pvt. Ltd.

For Anveshan Builders Pvt. Ltd.



Auth. Signatory
(Shri Yogender Mangla)
Authorized signatory
"Executants"



88
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- 8 -

ANNEXURE-1

SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, TEHSIL & DISTRICT FARIDABAD

| S.No. | Mutation No. | Land Owner | Rect. No. | Killa No. | Area | | | |
|-------------|----------------------|--|-------------|--------------------------|-------|-----------|----|----|
| | | | | | Kanal | Marla | | |
| 1 | 3262 3270 | M/s Abhas Realcon Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi- 110019 | 37 | 2 MIN SOUTH | 6 | 19 | | |
| | | | | 9 | 8 | 0 | | |
| | | | | 12 | 8 | 0 | | |
| | | | 29 | 21/2/1 | 0 | 8 | | |
| | | | | 21/3/1 | 0 | 8 | | |
| | | | | 21/4/1 MIN NORTH EAST | 0 | 1 | | |
| | | | | 21/4/2 MIN NORTH | 0 | 10 | | |
| | | | | 22/1 MIN NORTH | 1 | 6 | | |
| | | | Sub Total | | | KITA 8 | 25 | 12 |
| | | | | | | 3.2 Acres | | |
| 2 | 3224 3225 3228 | M/s Anveshan Builders Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi- 110 019 | 37 | 14/2/2 MIN SOUTH | 1 | 6 | | |
| | | | | 15/1 MIN SOUTH | 0 | 17 | | |
| | | | | 15/2 MIN SOUTH | 0 | 17 | | |
| | | | | 15/3 MIN WEST SOUTH | 1 | 12 | | |
| | | | | KITA 4 | 4 | 12 | | |
| Sub Total | | | 0.575 Acres | | | | | |
| Grand Total | | | KITA 12 | 30 | 4 | | | |
| | | | 3.775 Acres | | | | | |

For Abhas Realcon Pvt. Ltd.

Auth. Signatory

For Anveshan Builders Pvt. Ltd.



Reg. No.

Reg. Year

Book No.

88

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह



For Abhas Realcon Pvt. Ltd.

Auth. Signatory



For Anveshan Builders Pvt. Ltd.

Auth. Signatory

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- ms Abhas Realcon pvt. ltd thru harish chander Yadav ms Anveshan Builders pvt. ltd thru yogender mangla

प्राधिकृत :- ms Robust Buildwell Pvt. ltd thru pankaj

गवाह 1 :- s k batra

गवाह 2 :- tara chand

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 88 आज दिनांक 03-12-2020 को बही नं 4 जिल्द नं 0 के पृष्ठ नं 22 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 2 के पृष्ठ संख्या 58 से 60 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 03-12-2020



उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

Attested True Copy

NOTARY Chandigarh

03 FEB 2021

| | | | |
|--|---|----------|----------------|
| DDO Code: 0364 | E - CHALLAN Government of Haryana | | Candidate Copy |
| Valid Upto: 21-02-2019 (Cash) 15-02-2019 (Chq/DD) |  4 0 0 4 4 2 5 9 7 5 8 | | |
| GRN No.: 0044259758 | Date: 14 Feb 2019 20:16:20 | | |
| Office Name: 0364-Sub Divisional Officer C Faridabad | | | |
| Treasury: Faridabad | | | |
| Period: (2018-19) One Time | | | |
| Head of Account | | Amount ₹ | |
| 0030-03-104-97-51 Pasting Fees | | 6 | |
| 0030-03-104-99-51 Fees for Registration | | 100 | |
| PD AcNo | 0 | | |
| Deduction Amount: ₹ | 0 | | |
| Total/Net Amount: ₹ | 106 | | |
| ₹ One Hundred and Six Rupees | | | |
| Tenderer's Detail | | | |
| GPF/PRAN/TIN/Actt. no./VehicleNo/Taxid:- | | | |
| PAN No: | | | |
| Tenderer's Name: SUB REGISTRAR FARIDABAD | | | |
| Address: FARIDABAD | | | |
| Particulars: Registration Fees | | | |
| Cheque-DD- Detail: | | | |
| Depositor's Signature | | | |
| FOR USE IN RECEIVING BANK | | | |
| Bank CIN/Ref No: | 8035030823 | | |
| Payment Date: | 14/02/2019 | | |
| Bank: | Punjab National Bank Aggregator | | |
| Status: | Success | | |



* Note :-> Donor should attach treasury for further



Indian Non Judicial Stamp Haryana Government



394

15/01/2019
Date 14/02/2019

Certificate No. EON2019B517
GRN No. 44249353



Stamp Duty Paid : ₹ 2000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Abhas Realcon Pvt Ltd
H.No/Floor: Na
City/Village: Delhi
Phone: 9873902177
Sector/Ward: Na
District: Delhi
LandMark: 10 Isc kalka ji
State: Ut
Others: Anveshan builders pvt ltd and sri balaji green heights pvt ltd

Buyer / Second Party Detail

Name: Robust Buildwell Pvt Ltd
H.No/Floor: Na
City/Village: Faridabad
Phone: 9711800734
Sector/Ward: 79
District: Faridabad
LandMark: Omaxe city centre
State: Haryana

Purpose: POWER OF ATTORNEY

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



POWER OF ATTORNEY

E-Stamp Duty : Rs. 2000/-
E-Stamp No. / Date : EON2019B517 / 14/02/2019
Issued by : Haryana Govt.

This POWER OF ATTORNEY is executed at Faridabad on this 15th day of February, 2019

By

- (1) M/s Abhas Realcon Pvt. Ltd., company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Manoj Kumar Gupta** S/o Sh. R. C. Gupta, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 31/01/2019,

Manoj Kumar

Burak
GAN

प्रलेख न:394

दिनांक:15-02-2019

| डीड संबंधी विवरण | |
|------------------|----------|
| डीड का नाम | GPA |
| तहसील/सब-तहसील | फरीदाबाद |
| गांव/शहर | फरीदाबाद |

| धन संबंधी विवरण | |
|-----------------------------------|--|
| राशि 0 रुपये | स्टाम्प ड्यूटी की राशि 1000 रुपये |
| स्टाम्प नं. 00n2019b517 | स्टाम्प की राशि 2000 रुपये |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | EChallan:0044259758 पेस्टिंग शुल्क 3 रुपये |
| Drafted By: self | |
| Service Charge:000 | |

यह प्रलेख आज दिनांक 15-02-2019 दिन शुक्रवार समय 11:33:00 AM बजे श्री/श्रीमती /कुमारी
Ms Abhas Realecon P Ltd Etc thru Manoj kumar पुनः निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Manoj kumar

हस्ताक्षर प्रस्तुतकर्ता

Ms Abhas Realecon P Ltd Etc thru Manoj kumar



उपरोक्त पेशकशी व श्री/श्रीमती /कुमारी Ms Robust Buildwell P Ltd Thru Deepak Kumar साक्षी नं. 1 प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी B B Garg पिता Adv निवासी फ़त व श्री/श्रीमती /कुमारी Roshan lai पिता Sukhram निवासी फ़त ने की।

साक्षी नं. 1 को हमें नम्बरदार /अधिवक्ता के रूप से जानते हैं तथा वह साक्षी नं. 2 की पहचान करता है।

दिनांक 15-02-2019

उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

- (2) **M/s Anveshan Builders Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Manoj Kumar Gupta S/o Sh. R. C. Gupta**, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on **31/01/2019**,
- (3) **M/s Sri Balaji Green Heights Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Manoj Kumar Gupta S/o Sh. R. C. Gupta**, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on **14/01/2019**

(hereinafter collectively referred to as the "**Executant**")

IN FAVOUR OF

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad (hereinafter referred to as the "**Robust Buildwell**").

WHEREAS the Executant has entered into a Collaboration Agreement dated **15/02/2019** (hereinafter referred to as the "**said Collaboration Agreement**") with "**Robust Buildwell**" for development, construction and marketing of a Residential/ Commercial Colony in terms of license to be granted by Department of Town & Country Planning, Haryana (hereinafter referred to as the "**said Project**") on the land measuring 8.80625 Acres situated in the revenue estate of Village Bhataula, Tehsil & Distt. Faridabad, Haryana (hereinafter referred to as the "**said Land**") as particularly mentioned in the schedule of land, annexed hereto as **Annexure-1**.

AND WHEREAS to implement the objective of the said Collaboration Agreement, the Executant has agreed to execute a Power of Attorney in terms of the said Collaboration Agreement in favour of "**Robust Buildwell**".

NOW, THEREFORE, THROUGH THIS POWER OF ATTORNEY the Executant hereby appoints, nominates and constitutes the said Robust Buildwell and its nominee **Sh. Deepak Garg S/o Sh. Itar Chand Garg** as its true and lawful attorney (hereinafter referred to as the "**said Attorney**"), to do all or any of the following acts, deeds and things in respect of developing, constructing and marketing of the said Project, i.e.:

1. 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 existing 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 developing plots on the said land as may be permissible by the concerned Authority(ies) including the office of the Director Town & Country Planning Haryana, Urban Estate, Municipal Committee Area and Ministry of Environment or any other Competent Authorities from time to time.
2. To apply for and obtain all requisite permissions and approvals as may be required for development, construction and marketing of the said Project on

Manoj Kumar Gupta

Deepak Garg

the said Land and for that purpose to sign, file and submit layout plan, building plan, services plan, revised/modified plans before the concerned authorities including DTP- Faridabad, STP- Faridabad, Director, Town & Country Planning, Haryana, Chandigarh, Haryana Urban Development Authority, Urban Estate, Municipal Committee Area and Ministry of Environment, authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or any other local authority under State Government and/or Central Government as may be required from time to time.

3. To sign, file and execute all applications, representations, affidavits, undertakings, indemnity bonds and such other papers and documents as may be required by concerned authorities for the purpose of obtaining requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Licensing Authorities, Municipal Authorities, Real Estate Regulatory Authority and/or authorities in charge of the Sewer, Water, Electricity, Highways or any other concerned authorities connected with the sanction of layout and building plans, developing of Plots/built-up area and any other thing connected therewith.
4. To commence, carry on and complete and/or cause to be commenced, carried out and completed development work on the said Land in accordance with the sanctioned layout plans and specifications whether amended or otherwise and carry out the terms and conditions of such sanctioned plans, Commencement Certificate, layout etc.
5. To make necessary applications for procuring permits and quotations for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits/ quotations etc.
6. To apply for and obtain, connections inter-alia for water, sewerage, electricity and roads and to do all acts, deeds things and matters for the said purposes to lay and install all the connections.
7. To apply for and obtain the Completion Certificate and/or Occupancy Certificate from the authorities concerned and for that purpose to sign, execute file and submit the completion plans, application, notice and all such other papers and documents as may be required from time to time.
8. To advertise and issue printed materials regarding the said Project and engage brokers/ leaders for booking/ sale of the Plots/ Units and other saleable areas of the said Project in its own name.
9. To book for sale and enter into agreement to sell or any other such document for sale of the plots/built-up areas or any other saleable areas in the said Project and also to let out the saleable areas/ units in the said Project.
10. To execute, sign and present for registration before proper registering authority, proper sale/ conveyance deed/ lease deed for conveying the rights, interests, liens and titles in the plots/built-up areas and other

Manoj

Dwark

saleable areas developed/built on the said Land in the said Project as per terms of the said Collaboration Agreement in favour of the intending purchaser(s) or in its own name and to do all such acts, deeds and things which may be necessary for the purpose of conveying the same absolutely and forever in favour of the intending purchaser or his/her nominee(s).

11. To receive consideration in respect of the said plots/built-up areas and other saleable areas in the said Project in its own name and to admit the receipts thereof and to deliver possession of the plots/built-up areas and other saleable areas in the said Project to the said purchasers or to its/his/her/their nominee(s) either physical or constructive as may be feasible.
12. To handover common areas and facilities in the said Project to the Resident Welfare Association and to sign, execute and register necessary deeds and documents in this regard.
13. To create lien, charge, mortgage with the bank(s) / financial institution(s) on the saleable units/plots booked in the name of the prospective purchasers on their request to avail loan facility.
14. To sign, institute, conduct and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statements, applications, contracts, affidavits, undertakings, indemnity bonds, agreements etc., in all courts and offices to proceed in all the proceeding filed in the name of and against the executants regarding the said project to compromise and compound the cases, to withdraw them, to deposit and withdraw money, to deposit and withdraw documents and to issue receipt/ acknowledgement in respect thereof and to take every step for the same regarding the said project.
15. To appoint, retain and employ counsels, pleaders, advocates or other attorney and issue Vakalatnamas and warrants of attorney, whenever the said attorney shall think expedient.
16. To appoint one or more attorneys and to remove and/ or reappoint in place of the said attorneys and confer upon such attorneys all or any of the powers conferred herein. The principal attorney i.e. Robust Burdwell may authorize any of its employee(s) to represent it to do or cause to be done any or all acts, deeds and things as mentioned hereinabove including but not limited to represent it before the Sub-Registrar concerned at the time of execution and presentation of sale/ conveyance deed/ lease deed/ rectification deed/ cancellation deed etc. for conveying the rights, interests, liens and titles in the plots/built-up areas and other saleable areas developed/built on the said Land in the said Project as per terms of the said Collaboration Agreement.

And generally to do all other acts, deeds, matters and things whatsoever in or about the said Land/Project and affairs as contemplated in the said Collaboration Agreement either particularly or generally described as amply and effectually and to all intents and purposes as the Executant could do.

And the Executant, hereby agree and undertake to allow, ratify and confirm all and whatever the said Attorney or Attorneys shall lawfully do or cause to be done with

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regard to the aforesaid, by virtue of these presents all acts, deeds and things done or caused to be done by the said attorney or by any of his delegates shall be deemed to have been done by the Executant and the Executant hereby agree that it will ratify/confirm all whatever the said attorney(s) or its/their delegates shall do or cause to be done by virtue of the powers conferred by these presents.

The Executant hereby declares that this instrument shall be binding also on its successors in interest.

IN WITNESS WHEREOF the said Executant hereto have hereunto set and subscribed their hands on this Power of Attorney on the day, month and year first above written in the presence of the following witnesses who have signed these presents in the presence of the Executant:

WITNESSES:

R
1. B.B. Garg, Advocate
Distt. Court, Sector-12
Faridabad

For and on behalf of
M/s Abhas Realcon Pvt. Ltd.

Manoj Gupta
(Manoj Kumar Gupta)
Authorized signatory

R
2. Roshan Lal S/o Sukhram
Vill Sadarpur, Palwal

For and on behalf of
M/s Anveshan Builders Pvt. Ltd.

Manoj Gupta
(Manoj Kumar Gupta)
Authorized signatory

For and on behalf of
M/s Sri Balaji Green Heights Pvt. Ltd.

Manoj Gupta
(Manoj Kumar Gupta)
Authorized signatory



EXECUTANT

Reg. No.

Reg. Year

Book No.

394

2018-2019

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त/पंजीयन अधिकारी

पेशकर्ता :- Ms Abhas Realcon P Ltd Etc thru Manoj kumar

प्राधिकृत :- Ms Robust Buildwell P Ltd Thru Deepak Kumar

गवाह 1 :- B B Garg

गवाह 2 :- Roshan Lal

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 394 आज दिनांक 15-02-2019 को बही नं 4 जिल्द नं 0 के पृष्ठ नं 98.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 11 के पृष्ठ संख्या 52 से 54 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुली मेरे सामने किये हैं।

दिनांक 15-02-2019

Attested True Copy
NOTARY Chandigarh
03 FEB 2021

उप/संयुक्त/पंजीयन अधिकारी (फरीदाबाद)



ANNEXURE-1

SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, TEHSIL & DISTRICT FARIDABAD

| SCHEDULE OF LAND SITUATED AT VILLAGE BHATAULA, TEHSIL & DISTRICT FARIDABAD | | | | | | |
|--|--------------|--|-----------|----------------|-------|-------|
| S.No. | Mutation No. | Land Owner | Rect. No. | Killa No. | Area | |
| | | | | | Kanal | Marla |
| 1 | 3262 3270 | M/s AbhasRealcon Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019 | 37 | 2 | 1 | 1 |
| | | | | MIN NORTH | | |
| | | | | 3 | 8 | 0 |
| | | | | 7/2 | 6 | 10 |
| | | | | 8/1/1 | 0 | 17 |
| | | | | 8/1/2 | 3 | 3 |
| | | | | 8/2 | 4 | 0 |
| | | | | 13/1 | 3 | 0 |
| | | | | 13/2 | 5 | 0 |
| | | | | 14/1 | 1 | 0 |
| | | | | 14/2/1 | 5 | 10 |
| | | | 29 | 21/2/2 | 0 | 17 |
| | | | | MIN EAST SOUTH | | |
| | | | | 21/3/2 | 0 | 4 |
| | | | | MIN SOUTH | | |
| | | | | 21/3/3 | 0 | 2 |
| | | | | MIN SOUTH | | |
| | | | | 21/4/1 | x | x |
| | | | | MIN SOUTH | | |
| | | | | 21/4/2 | 0 | 5 |
| | | | | MIN SOUTH | | |
| | | | | 22/1 | 0 | 4 |
| | | | | MIN SOUTH | | |
| Sub Total | | | | KITA 16 | 39 | 13 |
| | | | | 4.95625 Acres | | |
| 2 | 3224 3225 | M/s Anveshan Builders Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019 | 36 | 20 | 2 | |
| | | | 37 | MIN NORTH | | |
| | | | | 16/1 | | |
| | | | | MIN NORTH | | |
| | | | | 16/2 | | |
| | | | | MIN NORTH | | |
| | | | | 17/1 | | |
| MIN NORTH | | | | | | |
| Sub Total | | | | KITA 4 | | |
| | | | | 0.9125 Acres | | |
| 3 | 3386 3387 | M/s Sri Balaji Green Heights Pvt. Ltd. having its registered office at 10, Local Shopping Centre Kalkaji, New Delhi- 110 019 | 37 | 17/2 | 4 | 0 |
| | | | | 18 | 8 | 0 |
| | | | | 19/1 | 4 | 0 |
| | | | | 23/2 | 7 | 10 |
| | | | | Sub Total | | |
| | | | | 2.9375 Acres | | |
| Grand Total | | | | KITA 24 | 70 | 9 |
| | | | | 8.80625 Acres | | |



Manoj kumar

Dinesh
GAY

2/4

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 26/03/2021

Certificate No. E022021C1618



Stamp Duty Paid : ₹ 1000

(Rs. Thousand Only)

GRN No. 73435031



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Abhas Realcon Pvt Ltd

H.No/Floor : 10

Sector/Ward :

LandMark : Kalkaji

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 97*****39



Buyer / Second Party Detail

Name : Anveshan Builders Pvt Ltd

H.No/Floor : 10

Sector/Ward : X

LandMark : Kalkaji

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 97*****39

Purpose : POWER OF ATTORNEY

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

POWER OF ATTORNEY



This POWER OF ATTORNEY is executed at Faridabad on this 1st day of April, 2021

By

- (1) **M/s Abhas Realcon Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Harish Chander S/o Late Sh. Sobhnath**, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 6th day of June 2019,
- (2) **M/s Anveshan Builders Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Harish Chander S/o Late Sh. Sobhnath**, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019,

प्रलेख नं:2

दिनांक:01-04-2021

| डीड संबंधी विवरण | |
|------------------|----------|
| डीड का नाम | GPA |
| तहसील/सब-तहसील | फरीदाबाद |
| गांव/शहर | भतोला |

| धन संबंधी विवरण | |
|-----------------------------------|-----------------------------------|
| राशि 0 रुपये | स्टाम्प ड्यूटी की राशि 1000 रुपये |
| स्टाम्प नं : 01/2021c1618 | स्टाम्प की राशि 1000 रुपये |
| रजिस्ट्रेशन फीस की राशि 100 रुपये | EChallan:75611162 |
| | पेस्टिंग शुल्क 3 रुपये |
| Drafted By: self | Service Charge 200 |

यह प्रलेख आज दिनांक 01-04-2021 दिन गुरुवार समय 1:01:00 PM बजे श्री/श्रीमती /कुमारी
M/s Abhis Realcon pvt. ltd etc thru Harish chander पुत्र . निवास (b) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संबन्धित पंजीयन अधिकारी (फरीदाबाद)

हस्ताक्षर प्रस्तुतकर्ता

M/s Abhis Realcon pvt. ltd etc thru Harish chander

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी M/s Robust Buildwell pvt. ltd thru pankaj पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया-दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी योगेश कुमार पिता म/र निवासी (b) व श्री/श्रीमती /कुमारी विरेंद्र पिता शिव राम निवासी (b) ने की।

साक्षी नं:1 को हम नम्बर 1 के पक्षकर्ता के रूप से जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



दिनांक 01-04-2021

उप/संबन्धित पंजीयन अधिकारी (फरीदाबाद)

Virender Singh

YOGESH KUMAR
A DUPLICATE

- (3) **M/s Sri Balaji Green Heights Pvt. Ltd.**, company duly incorporated under the provisions of Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110 019, acting through its authorized signatory **Shri Harish Chander** S/o Late Sh. Shobhnath, who has been authorized by Board Resolution passed by the Board of Directors in the meeting held on 18th day of June 2019 (hereinafter collectively referred to as the "**Executants**")

IN FAVOUR OF

M/s Robust Buildwell Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sector-79, Omaxe City Centre, Faridabad (hereinafter referred to as the "**Robust Buildwell**").

AND WHEREAS, the Executants and Robust Buildwell have entered into collaboration and have executed and signed a Collaboration Agreement dated 15.02.2019 duly registered with the Sub-Registrar Faridabad as document no. 11889 on 15.02.2019 (hereinafter referred as the "**Collaboration Agreement**") for development and construction of a Residential/Commercial Colony/ Complex (hereinafter referred to as the "**said Project**") on the land measuring 8.80625 acres situated in the revenue estate of Village Bhataula, Tehsil & District Faridabad, Haryana as detailed in said Collaboration Agreement. Under the Collaboration Agreement the Robust Buildwell agreed to be responsible for carrying out the entire construction and development of the said Project on the said Land after obtaining all requisite approvals and sanctions from the concerned competent authorities at its own costs and expenses as per the specifications, design etc. as per the sanctions/approvals granted by the concerned competent authorities. Robust Buildwell further agreed to promote and market the saleable area in the said Project. The Executants have also executed a Power of Attorney in favour of the Robust Buildwell duly registered in the office of Sub-Registrar Faridabad as document no. 394 on 15.02.2019 (hereinafter referred to as the "**said Power of Attorney**") in terms of said Collaboration Agreement to implement the said Collaboration Agreement.

AND WHEREAS later the Robust Buildwell in consultation with Executants applied to the Director, Town and Country Planning, Haryana, Chandigarh for issuance of license for setting up the said Residential/Commercial Colony/ Complex on the said Land measuring 8.80625 and during the scrutiny, it was observed that there were some technical issues in the description and details of said Land due to which there were technical difficulties in issuance of license for setting up said Project on the said Land.

AND WHEREAS, owing to certain technical issues in obtaining license for development of said Project on the said Land, the Executants and Robust Buildwell amended/alterd the definition, details and description of said Land only, as mentioned in the said Collaboration Agreement including relating Annexure-1 of the said Collaboration Agreement. Further, since no alteration/amendment in the terms and conditions of the said Collaboration Agreement can be made save and except in writing between the parties, the Executants and Robust Buildwell entered into an Addendum to the said Collaboration Agreement duly registered in the office of Sub-Registrar Faridabad as document no. 3422 on 20.06.2019 (hereinafter referred to as the "**said First Addendum**") for amendment/alteration the definition, details and description of the said Land.

AND WHEREAS in terms of said Collaboration Agreement and said First Addendum, Robust Buildwell had applied for license to set up the said Project on the said Land to the office of Director, Town & Country Planning (DTCP), Haryana, Chandigarh and subsequently received Letter of Intent (LOI) vide Memo No. LC-4307-JE (SK)- 2021/3446 dated 12.02.2021 in respect of setting up of said Project on the said Land.

AND WHEREAS in terms of the aforesaid LOI received from the office of DTCP, Haryana, Chandigarh, specific clause of irrevocability in Power of Attorney and clarification regarding details of said Land as mentioned in the said First Addendum alongwith addendum to collaboration agreement were sought vide point no. 10 and 11 of aforesaid LOI respectively.

AND WHEREAS in terms of the said LOI in order to make certain amendments, the Executants have entered into an Addendum to Collaboration Agreement dated 01.04.2021 (hereinafter referred to as the "**said Second Addendum**") with "**Robust Buildwell**" in continuation to said Collaboration Agreement and First Addendum for development, construction and marketing of said Project on the said Project Land, as particularly mentioned in the schedule of land, annexed hereto as **Annexure-1**.

AND WHEREAS to implement the objective of the said Collaboration Agreement, First Addendum, Second Addendum and in order to make certain amendments in the said Power of Attorney in terms of said LOI, the Executants have agreed to execute this irrevocable Power of Attorney in favour of "Robust Buildwell".

NOW, THEREFORE, THROUGH THIS POWER OF ATTORNEY the Executants hereby irrevocably appoint, nominate and constitute the said Robust Buildwell and its nominee Sh. Pankaj Karnatak S/o Late Sh. Pankaj Karnatak as its true and lawful attorney (hereinafter referred to as the "**said Attorney**"), to do all or any of the following acts, deeds and things in respect of developing, construction and marketing of the said Project, i.e.:

1. 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 existing 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 developing plots on the said Land/Project Land as may be permissible by the concerned Authority(ies) including the office of the Director Town & Country Planning Haryana, Urban Estate, Municipal Committee Area and Ministry of Environment or any other Competent Authorities from time to time.
2. To apply for and obtain all requisite permissions and approvals as may be required for development, construction and marketing of the said Project on the said Land/Project Land and for that purpose to sign, file and submit layout plan, building plan, services plan, revised/modified plans before the concerned authorities including DTP- Faridabad, STP- Faridabad, Director, Town & Country Planning, Haryana, Chandigarh, Haryana Urban Development Authority, Urban Estate, Municipal Committee Area and Ministry of Environment, authority formed under the provisions of Real Estate (Regulation and Development) Act, 2016 and/or any other local authority under State Government and/or Central Government as may be required from time to time.

3. To sign, file and execute all applications, representations, affidavits, undertakings, indemnity bonds and such other papers and documents as may be required by concerned authorities for the purpose of obtaining requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Licensing Authorities, Municipal Authorities, Real Estate Regulatory Authority and/or authorities in charge of the Sewer, Water, Electricity, Highways or any other concerned authorities connected with the sanction of layout and building plans, developing of Plots/built-up area and any other thing connected therewith.
4. To commence, carry on and complete and/or cause to be commenced, carried out and completed development work on the said Land/Project Land in accordance with the sanctioned layout plans and specifications whether amended or otherwise and carry out the terms and conditions of such sanctioned plans, Commencement Certificate, layout etc.
5. To make necessary applications for procuring permits and quotations for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits/ quotations etc.
6. To apply for and obtain, connections inter-alia for water, sewerage, electricity and roads and to do all acts, deeds things and matters for the said purposes to lay and install all the connections.
7. To apply for and obtain the Completion Certificate and/or Occupancy Certificate from the authorities concerned and for that purpose to sign, execute file and submit the completion plans, application, notice and all such other papers and documents as may be required from time to time.
8. To advertise and issue printed materials regarding the said Project and engage brokers/ leaders for booking sale of the Plots/Units and other saleable areas of the said Project in its own name.
9. To book for sale and enter into agreement to sell or any other such document for sale of the plots/built-up areas or any other saleable areas in the said Project and also to let out the saleable areas/units in the said Project.
10. To execute, sign and present for registration before proper registering authority, proper sale/ conveyance deed/ lease deed for conveying the rights, interests, liens and titles in the plots/built-up areas and other saleable areas developed/built on the said Land/Project Land in the said Project as per terms of the said Collaboration Agreement, First Addendum and Second Addendum in favour of the intending purchaser(s) or in its own name and to do all such acts, deeds and things which may be necessary for the purpose of conveying the same absolutely and forever in favour of the intending purchaser or his/her nominee(s).
11. To receive consideration in respect of the said plots/built-up areas and other saleable areas in the said Project in its own name and to admit the receipts

thereof and to deliver possession of the plots/built-up areas and other saleable areas in the said Project to the said purchasers or to its/his/her/their nominee(s) either physical or constructive as may be feasible.

12. To handover common areas and facilities in the said Project to the Resident Welfare Association and to sign, execute and register necessary deeds and documents in this regard.
13. To create lien, charge, mortgage with the bank(s) / financial institution(s) on the saleable units/plots booked in the name of the prospective purchasers on their request to avail loan facility.
14. To sign, institute, conduct and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statements, applications, contracts, affidavits, undertakings, indemnity bonds, agreements etc., in all courts and offices to proceed in all the proceeding filed in the name of and against the executants regarding the said project to compromise and compound the cases, to withdraw them, to deposit and withdraw money, to deposit and withdraw documents and to issue receipt/ acknowledgement in respect thereof and to take every step for the same regarding the said project.
15. To appoint, retain and employ counsels, pleaders, advocates or other attorney and issue Vakalatnamas and warrants of attorney, whenever the said attorney shall think expedient.
16. To appoint one or more attorneys and to remove and/ or reappoint in place of the said attorneys and confer upon such attorneys all or any of the powers conferred herein. The principal attorney may authorize any of its employee(s) to represent it to do or cause to be done any or all acts, deeds and things as mentioned hereinabove including but not limited to represent it before the Sub-Registrar concerned at the time of execution and presentation of sale/ conveyance deed/ lease deed/ rectification deed/ cancellation deed or any other deed conveying the rights, interests, liens and titles in the plots/built-up areas and other saleable areas developed/built on the said Land/Project Land in the said Project as per terms of the said Collaboration Agreement, First Addendum and Second Addendum.

And generally to do all other acts, deeds, matters and things whatsoever in or about the said Land/Project and affairs as contemplated in the said Collaboration Agreement, First Addendum and Second Addendum either particularly or generally described as amply and effectually and to all intents and purposes which the Executants could do.

And the Executants, hereby agree and undertake to irrevocably allow, ratify and confirm all and whatever the said Attorney or Attorneys shall lawfully do or cause to be done with regard to the aforesaid, by virtue of these presents all acts, deeds and things done or caused to be done by the said attorney or by any of his delegates shall be deemed to have been done by the Executants and the Executants hereby agree that it will ratify/confirm all whatever the said attorney(s) or its/their delegates shall do or cause to be done by virtue of the powers conferred by these presents.

The Executants hereby declare that this instrument is irrevocable and the Executants shall have no right and entitlement to revoke or cancel this instrument at any stage in future and the same shall be binding also on its successors in interest.

IN WITNESS WHEREOF the said Executants hereto have hereunto set and subscribed their hands on this Power of Attorney on the day, month and year first above written in the presence of the following witnesses who have signed these presents in the presence of the Executants:

WITNESSES:

1.

For and on behalf of M/s Abhas Realcon Pvt. Ltd.

HC

YOGESH KUMAR
ADVOCATE

(Harish Chander)
Authorized signatory

HC

For and on behalf of M/s Anveshan Builders Pvt. Ltd.

(Harish Chander)
Authorized signatory

HC

For and on behalf of M/s Sri Balaji Green Heights Pvt. Ltd.

VIRENDER SINGH

VIRENDER SINGH S.V. S.N.

SHIB RAM AB FARIDABAD

(Harish Chander)
Authorized signatory
Executants

HC



ANNEXURE-1

**SCHEDULE OF LAND SITUTED AT VILLAGE BHATAULA, HADBAST NO. 115,
TEHSIL & DISTRICT FARIDABAD**

| TEHSIL & DISTRICT FARIDABAD | | | | | | |
|-----------------------------|--------------|--|-----------|-----------------------------|-------|-------|
| S.No. | Mutation No. | Land Owner | Rect. No. | Killa No. | Area | |
| | | | | | Kanal | Marla |
| 1 | 3262 3270 | M/s Abhas Realcon Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019 | 37 | 2 MIN NORTH | 1 | 1 |
| | | | | 7/2 MIN SOUTH | 3 | 0 |
| | | | | 8/1/1 MIN SOUTH | 0 | 9 |
| | | | | 8/1/2 MIN SOUTH | 1 | 15 |
| | | | | 8/2 MIN SOUTH | 2 | 4 |
| | | | | 13/1 | 3 | 0 |
| | | | | 13/2 | 5 | 0 |
| | | | | 14/1 | 1 | 0 |
| | | | | 14/2/1 | 5 | 10 |
| | | | 29 | 21/2/2 MIN EAST NORTH | 0 | 17 |
| | | | | 21/3/2 MIN SOUTH | 0 | 4 |
| | | | | 21/3/3 MIN SOUTH | 0 | 2 |
| | | | | 21/4/1 MIN SOUTH | 0 | 0 |
| | | | | 21/4/2 MIN SOUTH | 0 | 5 |
| | | | | 22/1 MIN SOUTH | 0 | 4 |
| | | | | KITA 15 | 24 | 11 |
| | | | | Sub Total | | |



| | | | | | | |
|-------------|--------------|--|----|----------------------|----|----|
| 2 | 3224 3225 | M/s Anveshan Builders Pvt. Ltd. having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi- 110 019 | 36 | 20 MIN NORTH | 2 | 19 |
| | | | 37 | 16/1 MIN NORTH | 2 | 6 |
| | | | | 16/2 MIN NORTH | 0 | 12 |
| | | | | 17/1 MIN NORTH | 1 | 9 |
| Sub Total | | | | KITA 4 | 7 | 6 |
| | | | | 0.9125 Acres | | |
| 3 | 3386 3387 | M/s Sri Balaji Green Heights Pvt. Ltd. having its registered office at 10, Local Shopping Centre Kalkaji, New Delhi- 110 019 | 37 | 17/2 | 4 | 0 |
| | | | | 18 | 8 | 0 |
| | | | | 19/1 | 4 | 0 |
| | | | | 23/2 | 7 | 10 |
| Sub Total | | | | KITA 4 | 23 | 10 |
| | | | | 2.9375 Acres | | |
| Grand Total | | | | KITA 23 | 55 | 7 |
| | | | | 6.91875 Acres | | |



Reg. No

Reg. Year

Book No.

2021-2022

4



पेशकर्ता

शपथकर्ता

गवाह

उप/संबन्धित पंजीयन अधिकारी

पेशकर्ता :- m/s Abhis Realcon pvt. ltd etc thru Harish chander

शपथकर्ता :- m/s Robust Buildwell pvt. ltd thru
(parties)

गवाह 1 :- yogesh kumar

गवाह 2 :- virender

virender singh

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2 आज दिनांक 01-04-2022 को मेरी नं 4 जिल्द नं 0 के पृष्ठ नं 0.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 4 जिल्द नं 0 के पृष्ठ संख्या 4 से 6 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगुठा मेरे सामने किये हैं।

Attested True Copy

NOTARY Chandigarh

दिनांक 01-04-2022

उप/संबन्धित पंजीयन अधिकारी (फरीदाबाद)

18 JAN 2022

18 JAN 2022