





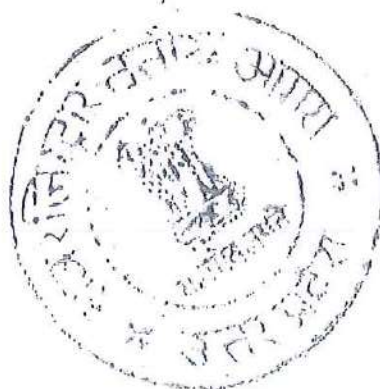





क्र. संख्या 46  
स्टाम्प प्रक्रिया की तिथि 22/12/15  
स्टाम्प प्रक्रिया करने का प्रयोजन  
स्टाम्प प्रक्रिया का नाम व पता  
स्टाम्प की प्रकृति 10

राजेश कुमार व. न. क. न. 112  
D-1 15/116 एलिसा फाइट ए-वर्क  
गो. सं. 112

सुधीर कुमार घाराशर  
लाइसेंस नं. - 30  
ता. अवधि 31 मार्च 2016  
महानगर तहसील अजमेर



ATTESTED  
NOTARY PUBLIC  
DELHI (INDIA)

12 NOV 2021

For Nextra Developers LLP

Authorized Signatory







उत्तर प्रदेश UTTAR PRADESH

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5), 4 (8-0), 5 (9-11) total 13 killa nos., situated at Village & Tehsil Kharkhoda, Distt. Sonapat, Haryana, as per Jamabandi of Year 2008-09 and related mutations.

Whereas We have entered into collaboration agreement in order to develop the Said Land for Residential Plotted colony, with M/s Suncity Infra Estate Pvt. Ltd.

We understand and accepted that the name of M/s Suncity Infra Estate Pvt. Ltd. has been changed and converted to Suncity Infraestate LLP and further changed to NEXTRA DEVELOPERS LLP.

We understand well that at the time of collaboration agreement the name of the company was M/s Suncity Infraestate Pvt. Ltd. and now due to two subsequent change in the name, the company is currently known as M/s Nextra Developers LLP. (here in after referred as "Developer") vide collaboration agreement dated 19-03-2014, And we do hereby empower our attorney i.e. **Mr. Ankit Bansal S/o Sh. Rajesh Bansal** to do the following acts, deeds and things on our behalf in our name in respect of the said land as under:

1. To make and prepare and /or cause to be made and prepared all such layout/ building/zoning plans or such other 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 development of Residential Plotted Colony/Township or other structure in the said structure utilizing the entire allowed developable area now or in future available in respect of development of space in Residential Plotted colony as are permissible under development rules from time to time.

2. To apply for and obtain all requisite permissions and approvals as may be required for development of the said space in the Residential Plotted Colony/Township and for that purpose to prepare, sign, file and submit lay out plan, building plan, services

*(Signatures and Stamps)*  
 [Signature: Ankit Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Rajesh Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Nexta Developers LLP] [Stamp: Nexta Developers LLP]  
 [Signature: Ankit Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Rajesh Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Nexta Developers LLP] [Stamp: Nexta Developers LLP]  
 [Signature: Ankit Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Rajesh Bansal] [Stamp: Notary Public, Sonapat, Haryana]  
 [Signature: Nexta Developers LLP] [Stamp: Nexta Developers LLP]

Authorized Signatory



संख्या 47/12/18  
अप विभाग की दिनि 22/12/18  
दाम्य क्रय करने का प्रयोजन  
राम्य प्रेस का नाम व पता रावजी राई - 46  
दाम्य की कतारि 10

सुनीर कुमार माराशर  
लाइसेंस नं. - 30  
ला. अवधि 31 मार्च 2018  
सदर तहसील आगरा



For Nextra Developers LLP

ATTESTED  
Signature

NOTARY PUBLIC  
DELHI (INDIA)

12 NOV 2021





उत्तर प्रदेश UTTAR PRADESH

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plan, revised/modified building plan and services plan before the concerned authorities including but not limiting to Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authority (HUDA), Municipal Authority, and/or any other local/authority under State Government and/or Central Government as may be required from time to time. The attorney shall be entitled to take steps to get the name of the developer added in the records of licensing authority/concerned authorities along with the name of the owner for development of the said land for Residential Plotted Colony/Township which earlier stands in our name.

3. To further appoint an attorney who shall be an employee of the developer, in order to do all or any of acts, which attorneys are entitled to do as per this Power Of attorney or to appoint any person/agency/department/contractor/sub-contractor thereof for the purpose of execution of work to be carried out by our attorneys as per the Collaboration agreement.
4. To apply for and obtain requisite permissions, approvals, NOG from the concerned authorities such as Fire Department, Licensing Authorities, Municipal Authorities and/or authorities and/or authorities in charge of Sewer, Water, Electricity, Irrigation Department, Highways, any other concerned authorities connected with sanction of Lay Out plan and Licence etc. under the State Government as well as Central Government and that to prepare, sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents as may be required for these authorities from time to time.

5. To commence, carry on and complete and/or cause to be commenced, carried out and completed development work in the Residential Plotted Colony/Township in accordance with the license or sanctioned Lay out plans etc. and specifications

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NOTARY PUBLIC  
(INDIA)  
Keshav Prasad  
Dahli  
Regn. No. 4506  
GOVT. OF INDIA  
12 NOV 2021  
Developers LLP  
Authorized Signatory



क्रम संख्या 40  
स्थान विक्रय की तिथि 22/12/15  
रदाप कर करने का प्रमाण  
रदाप प्रेस का पता बरसात  
स्थान की संख्या 13

सुप्रीम न्यायालय  
लोकसेवा वि. - 30  
ला. अर्द्ध 31 मार्च 2015  
सदर तहसील आगरा

मुख्तारनामा आम

500.00 20 520.00 800  
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री राजवीर सिंह  
पुत्र श्री करतार सिंह

व्यवसाय व्यापार

निवासी स्थायी नेबसराय देहली  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 28/12/2015 समय 1:47PM  
कजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एम शास्त्री  
उप निबन्धक तृतीय

सदर आगरा

28/12/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

मुख्तार कर्ता

श्री राजवीर सिंह  
पुत्र श्री करतार सिंह  
पेशा व्यापार  
निवासी नेबसराय देहली

मुख्तार

श्री अंकित बंसल  
पुत्र श्री राजेश बंसल  
पेशा व्यापार  
निवासी अहिंसा खण्ड गाजियाबाद

श्री पवन कुमार  
पुत्र श्री करतार सिंह  
पेशा व्यापार  
निवासी सोनेपत हरियाणा

श्री राजकुमार  
पुत्र श्री करतार सिंह  
पेशा व्यापार  
निवासी सोनेपत हरियाणा

श्री प्रवीन कुमार  
पुत्र श्री विनोद कुमार  
पेशा व्यापार  
निवासी नेबसराय देहली



NOTARY PUBLIC  
DELHI (INDIA)  
Ar  
Naveen  
Dahiya  
Pratek Chaturvedi  
Ankit



For Nextra Developers LLP  
Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

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whether amended or otherwise and carry out the terms and conditions, order, such sanctioned plans, Commencement Certificate, layout etc.

6. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts 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.
7. To negotiate, to grant into Lease/license or enter into agreement to sell, or dispose off or transfer by way of exchange, mortgage, sale (whether permanently or for long or short period) of developed space with restricted right of particular use thereof, falling to the share of the developer, in the Residential Plotted Colony/Township or any part thereof, to be constructed by the developer on the "Said Property" on such terms which our attorney may in his sole discretion deem fit and proper, with any person or persons whosoever and to enter into document/execute documents with the Prospective Lessee/Licensee/Allottee/Purchaser or mortgagee etc., receive earnest money, part payment or full and final payment, in the name of the developer company or in the name of its nominee(s) and give receipts thereof. However, the attorney shall be entitled to enter into definitive agreements qua the allocation of the Developer only after handing over possession of owner's allocation and not prior thereto.
8. To apply or to pursue applications for obtaining the CLU of the developed space in the Residential Plotted Colony from the concerned departments like Municipal Committee, DTCP, HUDA or any local body and for that purpose to make any applications, affidavits, indemnity bonds, declaration etc. before the competent authority and to pay the requisite fee/charges/duty or to do any acts required for obtaining the CLU of the said Land in the Residential Plotted Colony.



16 NOV 2021  
12 NOV 2021

Delhi  
Rajiv  
Naveen  
Bharat  
Ankit  
for Next Developers LLP  
Authorized Signatory



क्रम संख्या 49  
स्टाम्प विक्रय की तिथि 22/12/18  
स्टाम्प क्रय करने का प्रयोजन 3  
स्टाम्प प्रिन्ट का क्रम व प्लॉट 21000/10  
स्टाम्प की संख्या 10

श्री नवीन कुमार  
पुत्र श्री अजीत सिंह  
पेशा व्यापार  
निवासी सोनेपत हरियाणा

श्री प्रीत  
पुत्र श्री अजीत  
पेशा व्यापार  
निवासी सोनेपत हरियाणा

ने निष्पादन स्वीकार किया।  
जिनकी पहचान वीरेन्द्र सिंह  
अन्तराम

पेशा व्यापार  
निवासी पाक टोला आगरा  
व रनवीर  
ऐदल सिंह

पेशा व्यापार  
निवासी मधु नगर आगरा  
ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एम शास्त्री  
उप निबन्धक तृतीय  
सदर आगरा  
28/12/2015

ATTESTED  
NOTARY PUBLIC  
INDIA

For Nexto Developers LLP

Authorized Signatory



NOV 2021







क्रम संख्या 50  
 स्टाम्प विक्रय की तिथि 22/12/15  
 स्टाम्प क्रय करने का प्रयोजन 47  
 स्टाम्प क्रय का नाम व पता राजेश कुमार  
 स्टाम्प की संख्या 10

46

मुख्य अधिकारी  
 लाइसेंस नं. -- 30  
 ला. अ. वि. 31 मार्च 2015  
 सचिव नगरपालिका कार्यालय  
 Registration No. 1077

मुख्तार कर्ता

Year : 2,015

Book No. : 4

0101 राजवीर सिंह

करतार सिंह  
 नेवसराय देहली  
 व्यापार



0102 पवन कुमार

करतार सिंह  
 सोनेपत हरियाणा  
 व्यापार



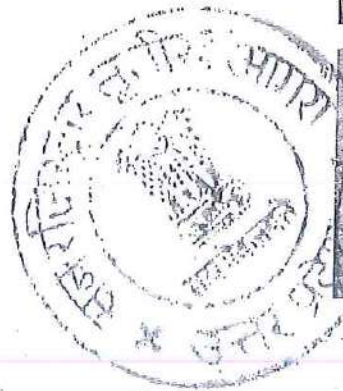
0103 राजकुमार

करतार सिंह  
 सोनेपत हरियाणा  
 व्यापार



0104 प्रवीन कुमार

विनोद कुमार  
 नेवसराय देहली  
 व्यापार



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 DELHI (INDIA)  
 12 NOV 2021

For Next Developers LLP

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उत्तर प्रदेश UTTAR PRADESH.

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Colony. To execute any type of deeds and to get registered the same before the Sub-Registrar concerned and to admit the execution thereof to receive the consideration and to hand over possession regarding the developed space to the extent intended above in Residential Plotted Colony.

13 . To apply and to get all kinds of permissions, no objection certificates and other connected permissions for the lease/license/sell/transfer/allot the space in the Residential Plotted Colony.

14. To apply for and obtain all connections including water, sewerage, light, roads and to do all acts, deeds, things and matters for the said purposes to lay and install all the connections.

15.To appear and represent us before any and all concerned authorities, and parties including the Municipal Authorities, Town Planning Authorities (DTCP) Haryana Urban Development Authorities, Haryana Urban Development Authorities, Tehsil, or any other local/state/central Govt, authorities for on in connection with the development, construction and completion of the Residential Plotted Colony and for the aforesaid purpose to sign all applications, objections, representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.

16.To attend to, manage, look after, watch, examine and take care of the Residential Plotted Colony or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and to take all effective steps for removing the same and/or to remove them and pull down the same and to take all preventive measures appropriate actions, and legal proceedings against the concerned person or persons or body.



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DELHI (INDIA)



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क्रम संख्या 51/22/12/15  
स्टाम्प विक्रय की तिथि  
स्टाम्प क्रय करने का प्रयोजन  
स्टाम्प क्रय का नाम व पता रावजी राव  
स्टाम्प की संख्या 10

40

मुख्य अधिकारी  
लाइसेंस नं. - 30  
ता. अक्टूबर 31 मार्च 2016  
Registration No. 1077

मुख्तार कर्ता

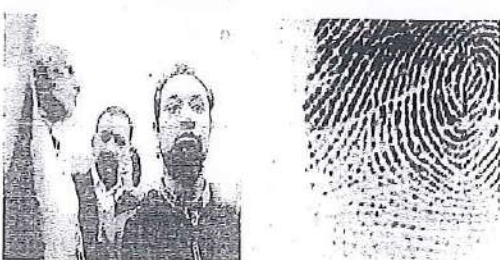
Year : 2,015

Book No. : 4

0105 नवीन कुमार  
अजीत सिंह  
सोनेपत हरियाणा  
व्यापार



0106 प्रीत  
अजीत  
सोनेपत हरियाणा  
व्यापार



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NOTARY PUBLIC  
DELHI (INDIA)

For Nextma Developers LLP  
Authorized Signatory  
17 NOV 2021









क्रमा संख्या 52  
स्थापन दिवस की तिथि 22/12/18  
स्थापन करने का प्रयोजन  
स्थापन करने का नाम व पता  
स्थापन की शक्त

46

संस्थापक कुलपति  
ता. अ. नं. - 30  
ता. अ. नं. 31 मार्च 2018  
सदर तहसील आपरा

मुख्यतः

Registration No. : 1077

Year : 2,015

Book No. : 4

0201 अंकित बंसल  
राजेश बंसल  
अहिंसा खण्ड गाजियाबाद  
व्यापार



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DELHI (INDIA)

For Nextra Developers LLP

Authorized Signatory

12 NOV 2018







उत्तर प्रदेश UTTAR PRADESH

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21. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and licenses under the provision of prevailing laws, rules, regulations, byelaws, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/ license or renewals thereof for the purpose of development in the Residential Plotted Colony.

22. To obtain all services to the proposed colony/township including water connections, drainage connection, electricity supply, electric transformer, telephone cables, etc., required for the development of the Residential Plotted Colony and for the said purposes or any of them to give such facilities to the authorities concerned on the Residential Plotted Colony construction as may be necessary or required.

23. To apply for any permission, sanction, NOC, etc., to all authorities concerned which may be required or necessary whether under any rules, regulations, bye-laws, statutes or otherwise for the purposes mentioned in these presents and to obtain the same and for that purpose to do all acts, deeds, things and matters and to sign, execute and deliver any deed, document, writing, undertakings, declarations, affidavit, bond etc., and get the same registered with the concerned sub-registrar.

24. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.

25. To enter into any agreement, deal or any other arrangement in connection to sourcing of funds/or bank guarantee with any bank, financial institution, NBFCs or any other funding agency and to execute mortgages, notes, deeds, affidavits, all forms and documents required in connection with the mortgage of the property. To represent the first party in relation to sourcing of funds in front of any bank, financial institution, NBFCs or any other funding agency and to do all such act, but not limited to the

Attested by Notary Public, INDIA. The stamp is circular with the text 'NOTARY PUBLIC, INDIA' and 'Regd. No. 4506'. The date '12 NOV 202' is stamped in red. There are several signatures and fingerprints at the bottom of the page, including one that appears to be 'Raj K'.

Authorized Signatory



क्रम संख्या 53  
स्टाम्प निष्क्रय की तिथि 22/12/15  
स्टाम्प क्रय करने का प्रयोजन  
स्टाम्प होला का नाम व पता  
स्टाम्प की संख्या

श्री वीर कृष्ण पाराशर  
लाइसेंस नं. -- 39  
ता. अवधि 31 मार्च 2016  
सदर तहसील आगरा

गवाह

Registration No.: 1077

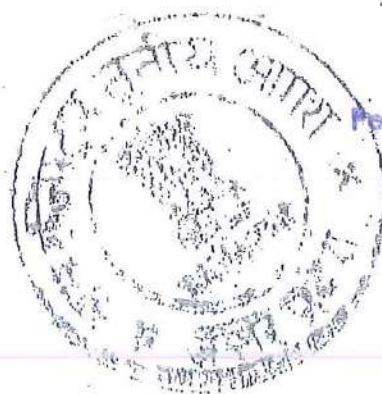
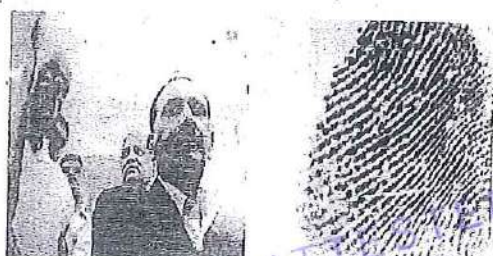
Year: 2015

Book No.: 4

W1 वीरेन्द्र सिंह  
अन्तराम  
पाक टोला आगरा  
व्यापार



W2 रनवीर  
ऐदल सिंह  
मधु नगर आगरा  
व्यापार



ATTACHED  
NOTARY PUBLIC  
DELHI (INDIA)  
Per Nexira Developers LLP  
Authorized Signatory

12 NOV 2021







उत्तर प्रदेश UTTAR PRADESH

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negotiation, payment and settlement of all adjustments, liens, claims and encumbrances, that the first party might needs to be done in connection to create mortgage of the property

26. To pay, settle, adjust, deduct and allow all accounts, claims and demands for rent, assessment and repairs and other outgoings in respect of the developed space in the Residential Plotted Colony.

27. 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.

28. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the Residential Plotted Colony, whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, DTCP, HUD A, Sales Tax and also before all Magistrate or Judicial and Revenue/P 1 anning Officers or other officer or officers, banks, public institutions or companies or persons and to issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited after prior written intimation to developer.

29. To appear and represent us before any and all concerned authorities and parties as may be necessary required or advisable for or in connection with the development of the Residential Plotted Colony and/ or for the purposes mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the Residential Plotted Colony in accordance with the term's and



*W. S. S.*

*Pray B*

*W. S. S.*

*W. S. S.*

*W. S. S.*

*W. S. S.*

Authorized Signatory



क्रम संख्या: 54  
 दस्तावेज की तिथि: 22/12/15  
 दस्तावेज करने का प्रकार: 7  
 दस्तावेज का क्रम संख्या: 2100/15 46  
 दस्तावेज की प्रकृति: 1-

सत्यमेव जयते  
 न्याय के लिये  
 न्याय के लिये  
 न्याय के लिये  
 न्याय के लिये

ATTESTED  
 NOTARY PUBLIC  
 DELHI (INDIA)

12 NOV 2021



For Nextra Developers LLP  
 Authorized Signatory







उत्तर प्रदेश UTTAR PRADESH

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manner by any act, deed or thing done or document executed by the attorney which is contrary to law and the attorney alone shall be liable and responsible for consequences of any such unauthorized and illegal act/ document. However all acts, deeds and things done by the attorney in pursuance of this general power of attorney on behalf of the owner for giving effect to the collaboration agreement separately executed by the owner shall be deemed to have been done by the owner and shall be fully binding upon the owner, its successors and assigns etc.

If terms and condition of the collaboration agreement has not been fulfilled then this attorney will revoke.

IN WITNESS WHEREOF the Executant hereto has hereunto set and subscribed his hands on this 28.12.2015 at Agra.

Drafted by Ch. Styabhan Singh, Sadar Telesil, Agra.

EXECUTANT

Rajbir Singh

Pawan Kumar

In Favour of

ANKIT BANSAL

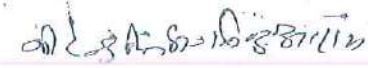
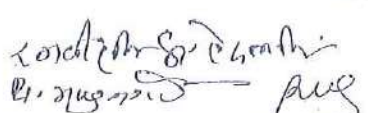
Raj Kumar

Nayeen Kumar

Preet

In Presence of:

Witnesses:

1.   
R. Singh Telesil, Agra
2.   
R. Singh Telesil, Agra



For Nextra Developers LLP

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12 NOV 2021



क्रम संख्या 77  
स्टाम्प विक्रय की तिथि 29/12/15  
स्टाम्प क्रय करने का प्रयोजन 10.2.15 को जारी किया जा रहा है  
स्टाम्प क्रय का नाम व पता राजेश कुमार शर्मा  
स्टाम्प की संख्या 10

सुधीर कुमार पासरा  
लाइसेंस नं. - 30  
ता. अक्टूबर 2015  
सदर तहसील आगरा

आज दिनांक 28/12/2015 को  
वही सं. 4 जिल्द सं. 296  
पृष्ठ सं. 209 से 228 पर क्रमांक 1077  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एम शास्त्री  
उप निबन्धक तृतीय  
सदर आगरा  
28/12/2015



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