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Non Judicial		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 02/02/2022
Certificate No.	TBB2022B43		Stamp Duty Paid : ₹ 1000 (Rs. Thousand Only)	
GRN No.	86943691		Penalty : ₹ 0 (Rs. Zero Only)	
<b><u>Seller / First Party Detail</u></b>				
Name:	Parvinder			
H.No/Floor :	X	Sector/Ward :	X	LandMark : Freedom fighter enclave
City/Village :	Delhi	District :	Delhi	State : Delhi
Phone:	97*****72			
<b><u>Buyer / Second Party Detail</u></b>				
Name :	Ajay Pal			
H.No/Floor :	X	Sector/Ward :	X	LandMark : X
City/Village:	Sonipat	District :	Sonipat	State : Haryana
Phone :	97*****72			
Purpose :	GPA			



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

### GENERAL POWER OF ATTORNEY

Stamp Duty Worth 1,000/- Rs. Certificate No.TBB2022B43 G.R N No. 86943691 Dated 02-02-2022

This **GENERAL POWER OF ATTORNEY** is being made and executed at **Kharkhoda** on this 03 day of February 2022 by and between:

KNOW ALL MEN BY THIS POWER OF ATTORNEY, **Mr. Parvinder S/o Sh. Pawan Kumar S/o Late Sh. Kartar Singh** R/o D-216, Freedom Fighter Enclave, Nebsarai, Delhi-110068, jointly/collectively do hereby appoint, nominate and constitute **Mr. Ajay Pal S/o Sh. Dharam Singh** R/o H. No.836, Kalyan Nagar, Sonipat, Haryana - 131301, as my true lawful & legal General Attorney and authorize them/him to do the following acts, deeds and things for and on my behalf in respect of my all that piece and parcel of agricultural land





प्रलेख न:38

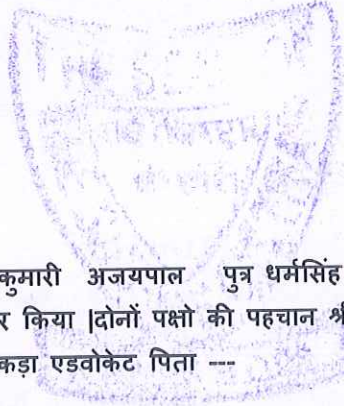
दिनांक:03-02-2022

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	खरखोदा
गांव/शहर	खरखोदा
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : tbb2022b43	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:84423815 पेस्टिंग शुल्क 3 रुपये
Drafted By: ललित दहिया वकील	Service Charge:200

यह प्रलेख आज दिनांक 03-02-2022 दिन गुरुवार समय 11:20:00 AM बजे श्री/श्रीमती /कुमारी प्रविन्द्र पुत्र पवन कुमार निवास दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता  
प्रविन्द्र



उप/संयुक्त पंजीयन अधिकारी ( खरखोदा )

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी अजयपाल पुत्र धर्मसिंह हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राजकुमार न. पिता --- निवासी थाना कलां व श्री/श्रीमती /कुमारी पंकज लाकड़ा एडवोकेट पिता --- निवासी सोनीपत ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी ( खरखोदा )

दिनांक 03-02-2022

admeasuring 27 Kanal 11 Marla, which is equivalent to 3.4465 acres lying & situated in the Revenue Estate of village & Tehsil – Kharkhoda, Distt. Sonapat, Haryana (hereinafter referred to as the SAID LAND and more fully described herein below):

**IMr. Parvinder S/o Pawan S/o Sh. Kartar Singh** is owner of Land 27 Kanal 11 Marle 4 Sarsi Hasb Tafsil Zail No.1 Which Land Zarai 11 Kanal 14 Marle 05 Sarsai 1/4 Share 46 Kanal 18 Marle in Khewat No 970 Khata No 1072 , Rectangle No.155, Killa No.8 (8-0), 9/1(3-8), 9/2(4-12), 10(8-0), 11(8-0), 12(8-0), 13/1(6-18) total 7 nos.pieces, situated at Village Kharkhoda , Tehsil Kharkhoda, Distt. Sonapat, Haryana, as per Jamabandi of Year 2018-19 and related Fard Badar No 28 Dated 03-12-2021 and Mutation No 11625 Sanctioned Dated 14-12-2021 and No-2. 15 Kanal 16 Marle 8 Sarsai 1/5 Share 79 Kanal 07 Malre in Khewat No 372 Min, Khata No 395 Min . Rectangle No.155, Killa No.13/2 (1-2), 18 (8-0), 19 (8-0), 21/2(7-11), 22/2(7-11), 23(8-0), 24/2(3-11) Rectangle N0.158 Killa No 1(4-0), 2(6-0), 3/1(1-4), 3/2(6-5), 4 (8-9), 5 (9-11) total 13 nos.pieces, situated at Village Kharkhoda , Tehsil Kharkhoda, Distt. Sonapat, Haryana, as per Jamabandi of Year 2018-19.

Whereas I have entered into collaboration agreement in order to develop the Said Land for Residential Plotted colony, with M/s Nextra Developers LLP.

I understand well that I have entered into collaboration agreement with Nextra Developers LLP (here in after referred as "Developer") vide collaboration agreement dated 20-01-2022, and I do hereby empower my attorney i.e. **Mr. Ajay Pal S/o Sh. Dharam Singh R/o H. No.836, Kalyan Nagar, Sonipat, Haryana - 131301** to do the following acts, deeds and things on my behalf in my 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 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/authorities 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 my 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 my 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 Layout 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 Layout plans etc. and specifications whether amended or otherwise and carryout 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 my





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.
9. To execute, sign and present for registration before proper registering authority, the documents described hereinabove for the developer's allocation in the Residential plotted Colony or any part thereof, in favour of the prospective lessee/licensee/allottee/purchaser and to deal acts, deed and things which are necessary for the purpose i.e. to receive the consideration thereof and to admit the receipt thereof, and to deliver the possession thereof and execute the documents thereof after handing over the owner's allocation to it.
10. To execute, sign and present all kind of suits, petitions or claims, objections, complaints, appeals, plaints, reviews, revisions, written statement, applications, contract, affidavits, undertakings, indemnity bond, agreements etc. in proper courts and offices to proceed in all the proceedings filed in my name and against me regarding the said Residential Plotted Colony to compromise and compound the cases, to withdraw them, to deposit and withdraw money, to deposit and withdraw documents and to issue receipt and to take every step for the same regarding the said property after prior written consent of the owner.
11. To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the Residential Plotted Colony and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates and to sign Vakalatnamas whenever the said attorneys shall think expedient after prior written consent of the owner.







12. After handing over the allocation of the owner/executants, the developer can enter into definitive agreements for the purpose to sell/lease/license/allot the above Residential Plotted Colony, to be developed in the terms of the collaboration agreement dated 19-03-2014 to the extent of Developer share of developed space in the Residential Plotted Colony. To execute any type of deeds and to get registered the same before the Sub-Registrar concerned authority admit the execution thereof to receive the consideration and to hand over possession regarding the developed space to the extend 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 me 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.
17. In case of any claims, objections, encumbrances regarding title of the aforesaid land the attorneys are empowered to remove and settle the same and to clear the title at my costs and responsibilities.
18. To attend and to represent me in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsil 1 dars/Patwari's or any other Revenue Authority (DTCP) HUDA, Survey Department and all the Municipal Offices and other local offices or appropriate police stations or police offices or police





departments, fire brigade, electricity boards etc. in relation to the affairs of the Residential Plotted Colony or any part or portion thereof for any purpose connected with or effecting the said property or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit completion plan, Affidavit undertaking etc. as may be required from time to time.

19. To comply with all requisitions and requirements of all the departments and authorities Central and State including due compliance of all the laws and regulations regarding the development & construction on the said land.
20. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions, complaints, written statements and writings and for the purpose set out herein and to appear and represent me before all and every court or courts, magistrates, Government authorities, Municipal, Irrigation Department, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or offices whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the development of Residential Plotted Colony and the construction thereon.
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 to for the purpose 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 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, HUDA, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning 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.

To appear and represent me 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 terms and conditions of the collaboration agreement and the permission of the Competent Authorities concerned. However, the owner shall notice sound or responsible in any conditions of the collaboration agreement and the permission of the Competent Authorities concerned. However, the owner shall not be bound or responsible in any manner by any act, deed or thing doe 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 ..... at .....

Drafted by Lalit Dahiya Advocate, Kharkhoda, Sr No. 45 Dated 03/02/2022

**EXECUTANT**

Parvinder

Adhar No-3385 0260 9877



**LALIT DAHIYA**  
*Lalit* Advocate  
E. No. P/2180/08  
Kharkhoda [Sonapat]

**Infavour of**

AjayPal

Adhar No-909294129293

*AjayPal*

In Presence of:

WITNESSES:

1. Pankaj Lakra Advocate  
R/o Sonipat

*Pankaj Lakra*

*Raj Kumar* *Kartar Singh*  
2. Dayanand Numberdar S/o Mojiram  
R/o Kharkhoda *Thanna Kala*

*Raj/K*

Reg. No.

Reg. Year

Book No.

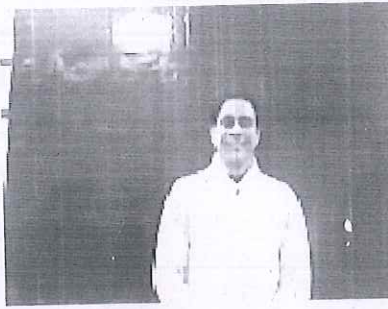
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2021-2022

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पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- प्रविन्द्र \_\_\_\_\_

प्राधिकृत :- अजयपाल \_\_\_\_\_

गवाह 1 :- राजकुमार न. \_\_\_\_\_

गवाह 2 :- पंकज लाकड़ा एडवोकेट \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 38 आज दिनांक 03-02-2022 को बही नं 4 जिल्द नं 39 के पृष्ठ नं 9.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 1 से 8 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 03-02-2022

उप/संयुक्त पंजीयन अधिकारी( खरखोदा )