

134/4  
17-01-2022

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 16/01/2022

Certificate No S0P2022A12



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

GRN No. 86365168



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Rakesh Yadav

H.No/Floor: Na

Sector/Ward: Na

LandMark: Padniawas

City/Village: Padniawas

District: Rewari

State: Haryana

Phone: 99\*\*\*\*\*10



**Buyer / Second Party Detail**

Name: Ravi Shanker Gupta

H.No/Floor: 439

Sector/Ward: 3

LandMark: Part 1 rewari

City/Village: Rewari

District: Rewari

State: Haryana



Phone: 98\*\*\*\*\*95


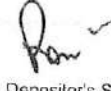
Purpose: Non Judicial Stamp Paper For SPA



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

Rakesh Yadav

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 23-01-2022 (Cash) 17-01-2022 (Chq./DD)				
GRN No.: 0086365238		Date: 16 Jan 2022 21:19:53		
Office Name: 0362-TEHSILDAR REWARI				
Treasury: Rewari				
Period: (2021-22) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		3		
0030-03-104-99-51 Fees for Registration		100		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		103		
₹ One Hundred and Three Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Act. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: Ravi Shanker Gupta				
Address: S o Braj Mohan Gupta R o Rewari				
Particulars: Registration Fees And Pasting Fees				
Cheque-DD- Detail:		 Depositor's Signature		
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		000150971488316012022		
Payment Date:		16/01/2022		
Bank:		SBI Aggregator		
Status:		Success		

DDO Code: 0362		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 23-01-2022 (Cash) 17-01-2022 (Chq./DD)				
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Payment Date:		16/01/2022		
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.

1. Type of Deed : Special Power of Attorney
2. Stump Duty : Rs.1000/-
3. Stump No. & Date : SOP2022A12 & 16<sup>th</sup> Jan, 2022
4. Stamp Certificate issued by : Online

**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 17<sup>th</sup> DAY OF JANUARY 2022.

BY

Sh. Rakesh Yadav S/o Sh. Ramkumar S/o Sh. Sohan Lal resident of village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari, Haryana.

(Hereinafter called the Executant).

WHEREAS:

- A. That Executant (Rakesh Yadav (1/3 share) is the absolute and lawfully recorded Owner and in physical possession of agricultural land forming part of Khewat No.108, Khatoni No.127, Rectangle No. 36 Kila No.4(8-0), 5(3-14), 6(6-13) Kitat 3 total measuring 18 Kanal or 7 Marla, 1/3 share i.e, 6 Kanal 2.33 Marla and Khewat No. 194, Khatoni No. 220, Rectangle No. 36 Kila No.7(7-7), 1/3 share i.e, 2 Kanal 9 Marla thus total admeasuring land area is 8 Kanal 11.33 Marla or 1.07081 Acre situated in the revenue estate of Village Dhaliawas, Tehsil & District Rewari, Haryana. The revenue records (Jamabandi for the year 2018-19 and Aksh Sazra) Residential Zone of Sector 26, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land.
- B. The Executant have entered into a Collaboration Agreement dated 17<sup>th</sup> January, 2022 (hereinafter referred to as the "Agreement" ) in favour of M/s B. M. Gupta Developers Pvt. Ltd. having its registered office at Room No. 02, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi-110006 (PAN No. AADCB5204B) and local office at Elegant City, Sector-26, Garhi Bolni Road, Rewari - 123401 (the "Developer"), in terms of which the Executant have granted the entire Development Rights over the Subject Land to the Developer to develop the land as per the terms and conditions provided in the Agreement;
- C. Further, under the terms of the Agreement, the Executant have, in consideration of the obligations of the developer, undertaken to execute in favour of the developer and/or its nominee, an Special Power of Attorney, for the purpose of authorising and giving the Developer all the power and the authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement;

NOW, THEREFORE KNOW ALL THE MEN AND BY THESE PRESENTS WITNESSETH:

That I, the above named Executant, do hereby, irrevocable nominate, constitute and appoint Mr. **Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o H. No. 439, Sector-05, Rewari-123401 (Haryana)**, i.e. the authorised Signatory of the Developer (as authorised by the Developer vide Resolution dated 17-01-2022) to be the true and lawfully constituted attorney of the Executant' and

Rakesh Yadav



प्रलेख न:134

दिनांक:17-01-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रिवाडी
गांव/शहर	ढालियावास
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : S0P2022A12	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86365238 पेस्टिंग शुल्क 3 रुपये
Drafted By: RAM AVTAR SAINI ADV.	
Service Charge:200	

यह प्रलेख आज दिनांक 17-01-2022 दिन सोमवार समय 2:45:00 PM बजे श्री/श्रीमती /कुमारी RAKESH YADAV पुत्र RAMKUMAR निवास PADNIAWAS द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Rakesh Yadav*  
हस्ताक्षर प्रस्तुतकर्ता  
RAKESH YADAV

उप/संयुक्त पंजीयन अधिकारी (रिवाडी )  
Sub Registrar  
Rewari

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAVI SHANKER GUPTA पुत्र BRAJ MOHAN GUPTA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAMESH KUMAR SARPANCH पिता --- निवासी PADNIAWAS व श्री/श्रीमती /कुमारी MANJEET SINGH पिता RAM SINGH निवासी BAWWA ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 17-01-2022

उप/संयुक्त पंजीयन अधिकारी ( रिवाडी )  
Sub Registrar  
Rewari

in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant have appointed ATTORNEY Mr. Ravi Shanker Gupta, to do the following acts, deeds and things on my behalf and in my name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring /collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
5. To enter upon the Subject Land and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Land, and be responsible for the construction and development on the Subject Land or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject land and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. To carry out the Project on the Subject Land through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
9. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer

Rakesh Yadav

Reg. No.

Reg. Year

Book No.

134

2021-2022

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- RAKESH YADAV Rakesh Yadav

प्राधिकृत :- RAVI SHANKER GUPTA Ravi Shanker Gupta

गवाह 1 :- RAMESH KUMAR SARPANCH Ramesh Kumar

गवाह 2 :- MANJEET SINGH Manjeet Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 134 आज दिनांक 17-01-2022 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 123.5 पर किया गया तथा इसको एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 171 के पृष्ठ संख्या 29 से 32 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 17-01-2022

उप/संयुक्त पंजीयन अधिकारी ( रिवाड़ी )

**Sub Registrar**  
**Rewari**



may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Land and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;

10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Land, and for any other matter connected with and/or touching the development of the Project or the Subject Land;
11. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
13. 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 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 constructing/building on the Subject Land by utilizing the FSI/FAR as may be permitted in respect of the Subject Land;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;

*Rakesh Yadav*





15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Land, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said Plots/flats duly developed/constructed by them and until the conveyance(s) of the said land is executed in favour of my said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.

IN WITNESS WHEREOF the Executant have executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

1. *Ramesh Kumar*  
Ramesh Kumar Singh  
Padhinawa

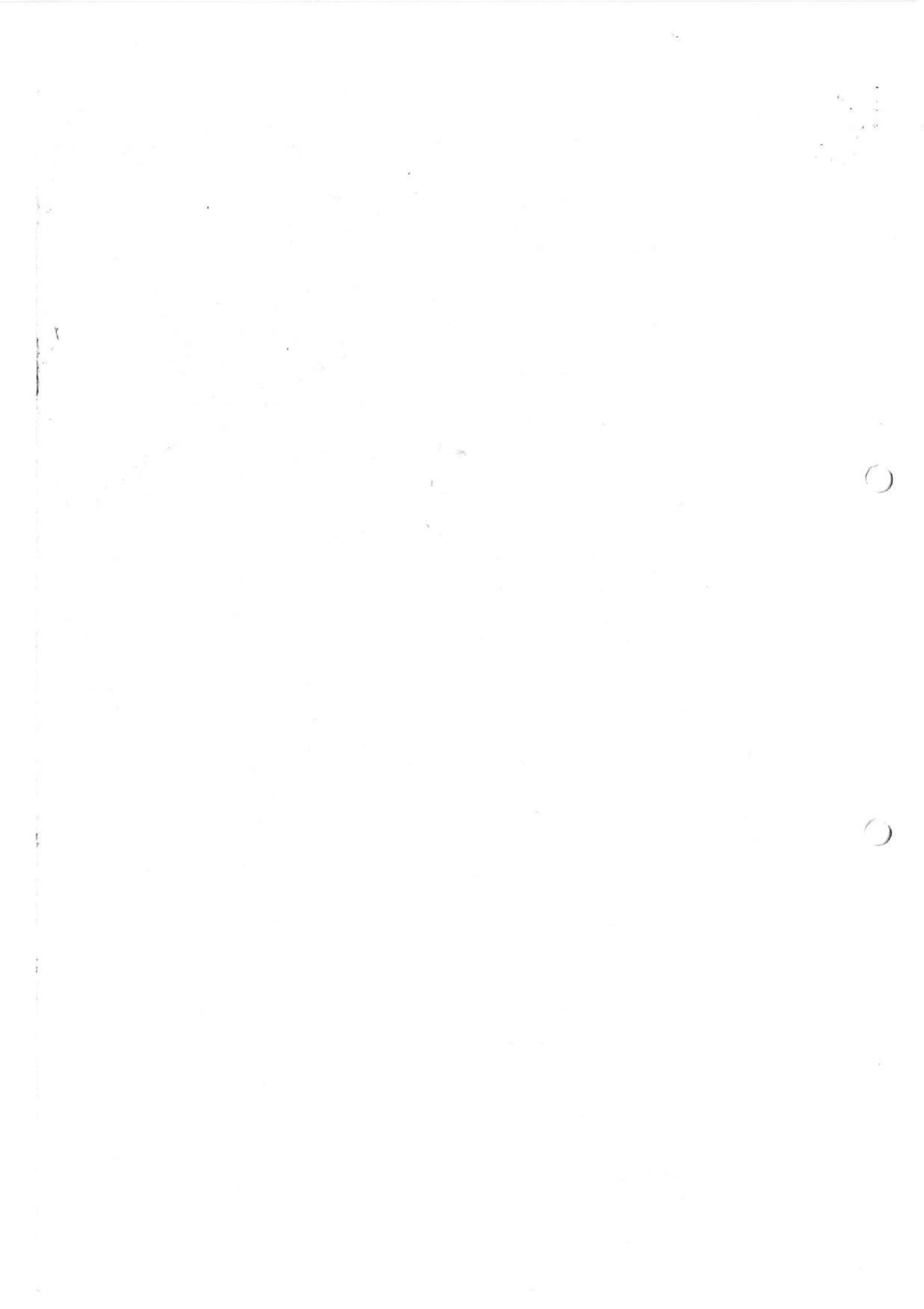
2. *Manjeet Singh & Ram Singh*  
Pb Bawwa

3. *Ram Kumar & Sohan Lal*  
Pb Padhinawa



*Rakesh Kumar*  
Executant

*Ravi Shanker Gupta*  
Attorney Holder  
(Mr. Ravi Shanker Gupta)



167/4  
16/03/2022

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 16/03/2022

Certificate No. S0P2022C36

GRN No. 88374130



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

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Rameshwar Dayal

H.No/Floor : Na

Sector/Ward : Na

LandMark : Padniawas

City/Village : Padniawas

District : Rewari

State : Haryana

Phone: 94\*\*\*\*\*03



**Buyer / Second Party Detail**

Name : Ravi Shanker Gupta

H.No/Floor : 439

Sector/Ward : 3

LandMark : Part 1 rewari

City/Village: Rewari

District : Rewari

State : Haryana

Phone : 94\*\*\*\*\*90

Purpose : Non Judicial Stamp Paper For SPA

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

रामेश्वर दयाल



DDO Code: 0362 **E - CHALLAN** Candidate Copy  
Government of Haryana

Valid Upto: 23-03-2022 (Cash)  
17-03-2022 (Chq./DD)

GRN No.: 0088375080 Date: 16 Mar 2022 11:14:14

Office Name: 0362-TEHSILDAR REWARI  
Treasury: Rewari  
Period: (2021-22) One Time

Head of Account	Amount	₹
0030-03-104-97-51 Pasting Fees	3	
0030-03-104-99-51 Fees for Registration	100	
<b>PD AcNo</b>	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	103	
₹ One Hundred and Three Rupees		

**Tenderer's Detail**

GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-  
PAN No:  
Tenderer's Name: Ravi Shanker Gupta  
Address: S o Braj Mohan Gupta R o Rewari  
Particulars: Registration Fees And Pasting Fees

Cheque-DD-  
Detail:

Depositor's Signature

**FOR USE IN RECEIVING BANK**

Bank CIN/Ref No: 000150952220616032022  
Payment Date: 16/03/2022  
Bank: SBI Aggregator  
Status: Success

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1. Type of Deed : Special Power of Attorney
2. Stump Duty : Rs.1000/-
3. Stump No. & Date : SOP2022C36 & 16<sup>th</sup> Mar, 2022
4. Stamp Certificate issued by : Online

**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL POWER OF ATTORNEY MADE AND EXECUTED AT REWARI ON THIS 16<sup>th</sup> DAY OF MARCH 2022.

BY

Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Sh. Ghisa Ram resident of village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari, Haryana.

(Hereinafter called the **Executant**).

WHEREAS:

- A. That Executant Rameshwar Dayal (1/3 share) is the absolute and lawfully recorded Owner and in physical possession of agricultural land forming part of Khewat No.108, Khatoni No.127, Rectangle No. 36 Kila No.4(8-0), 5(3-14), 6(6-13) Kitat 3 total measuring 18 Kanal 7 Marla, 1/3 share i.e, 6 Kanal 2.33 Marla and Khewat No. 194, Khatoni No. 220, Rectangle No. 36 Kila No.7(7-7), 1/3 share i.e, 2 Kanal 9 Marla thus total admeasuring land area is 8 Kanal 11.33 Marla or 1.07081 Acre situated in the revenue estate of Village Dhaliawas, Tehsil & District Rewari, Haryana. The revenue records (Jamabandi for the year 2018-19 and Aksh Sazra) Residential Zone of Sector 26, Tehsil & District Rewari, Haryana of which is hereinafter referred to as the "Said Land/Subject Land.
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रामेश्वर दयाल



प्रलेख न:167

दिनांक:16-03-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	रिवाडी
गांव/शहर	ढालियावास
धन संबंधी विवरण	
राशि 1 रुपये	स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प नं : S0P2022C36	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:88375080 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 16-03-2022 दिन बुधवार समय 1:47:00 PM बजे श्री/श्रीमती /कुमारी रामेश्वर दयाल पुत्र सोहनलाल निवास पदैयावास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



रामेश्वर दयाल

हस्ताक्षर प्रस्तुतकर्ता  
रामेश्वर दयाल

उप/संयुक्त पंजीयन अधिकारी (निवासी) जं  
Rewari

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी रवि शंकर गुप्ता पुत्र बृजमोहन गुप्ता हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी राममौतार सैनी एडवोकेट पिता --- निवासी रेवाडी व श्री/श्रीमती /कुमारी मन्जीत सिंह पिता रामसिंह निवासी बट्टा 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 ( रिवाडी )  
Joint Sub Registrar  
Rewari

दिनांक 16-03-2022



in its name and/or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely:

WHEREAS the Executant have appointed ATTORNEY **Mr. Ravi Shanker Gupta**, to do the following acts, deeds and things on my behalf and in my name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY:

1. To apply for the license for the above said land to respective concerned/competent authorities. To appear on behalf of Executant before any official/office and to obtain the LOI and subsequently the license and further to collect the license;
2. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring /collecting license from the respective/concerned authorities;
3. To sign, file, verify, apply, review, amend all or any documents in respect of promote/develop the above said land for Residential/Commercial etc. purpose and to represent or appear before any authorities with respect to obtain license for the above stated land;
4. To carry out the full, free and uninterrupted development of the Project as per the terms of the Agreement;
5. To enter upon the Subject Land and take control and possession of the same for the purposes of carrying out the development of the Project;
6. To remain in control of and enjoyment of the Subject Land, and be responsible for the construction and development on the Subject Land or any part thereof until the completion of the construction and development of the Project;
7. To manage the Subject land and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regards to the said land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Subject Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. To carry out the Project on the Subject Land through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
9. To represent and to act on behalf of the Executant, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer

रमेश्वर दुपला  
2

Reg. No.

Reg. Year

Book No.

167

2021-2022

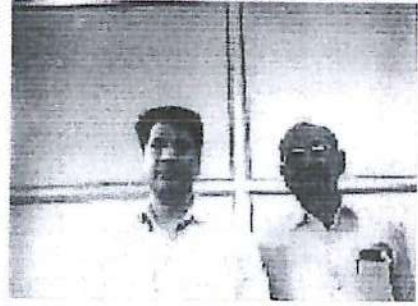
4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- रामेश्वर दयाल रामेश्वर दयाल

प्राधिकृत :- रवि शंकर गुप्ता रवि शंकर गुप्ता

गवाह 1 :- रामौतार सैनी एडवोकेट रामौतार सैनी

गवाह 2 :- मन्जीत सिंह मन्जीत सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 167 आज दिनांक 16-03-2022 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 131.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 172 के पृष्ठ संख्या 22 से 25 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 16-03-2022

उप/संयुक्त पंजीयन अधिकारी (रियाडी )

Joint Sub Registrar  
Rewari



may desire or deem fit from time to time, for any license, permission approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates, permission to mortgage, transfer permission, etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Land and for the purposes incidental thereto, and make payment of charges, due and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;

10. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developers under the Agreement or in relation to the development of the Project on the subject Land, and for any other matter connected with and/or touching the development of the Project or the Subject Land;
11. To enable the Developer to sign Agreement for sale/Agreement for Lease/Conveyance Deeds and all other agreements in favour of Prospective buyers/tenants/Licensees for Developer's share of developed area.
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, changes in land use, intimation of approval commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, levelling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Subject Land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertaking, indemnities, deeds and documents as may be required for the aforesaid purpose;
13. 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 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 constructing/building on the Subject Land by utilizing the FSI/FAR as may be permitted in respect of the Subject Land;
14. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;

समेश्वर दयाल





15. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
16. To exercise full, free, uninterrupted, exclusive and marketing rights and branding rights in respect of the Project;
17. To exercise full, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Land, and enter into agreements with such transferees as it deems fit and on such marketing leasing, to receive the full and complete proceeds in its own name and give receipts and in such manner as may be feasible, expedient or necessary to transferee, or proposed transferee of the Saleable Area in the project in accordance to the terms and condition of the Agreement of even date;
18. AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney or its substitutes, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this Special Power of Attorney, under and by virtue of this these presents;
19. That this power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said Plots/flats duly developed/constructed by them and until the conveyance(s) of the said land is executed in favour of my said attorney(s), their nominee/nominees, assignee.
20. AND I hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the developer.

IN WITNESS WHEREOF the Executant have executed this deed of Special Power of Attorney on the day, month and year set forth below its signature.

Witness;

1. Ram Avtar Saini Adv. Rewari

Executant

Attorney Holder  
(Mr. Ravi Shanker Gupta)

2. Manjeet Singh & Ram Singh  
P.B. Bawwa

The above said instruments is  
drafted as per instructions of  
parties to 4. Drafted by  
RAMAVTAR SAINI Advocate





1	2	3	4	5	6	7	8	9	10	11
खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित कारतकार	कुए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के ब्यारे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का टंग	अभियुक्ति
108	127	नत्थु राम	रामेश्वर दयाल, रामकवार,	खुदकारत	नीमवाला	36// 4	8-0 चाही	कब्जा पड़ता बशरह खेवट न.1	कब्जा पड़ता बशरह खेवट न.1	ताल आरम्भ 3581 पारिवारिक हस्तांतरण ताल समाप्त
104			खोया सिंह पुत्रान सोहन लाल पुत्र धीसा राम हर तीन सनभाग वासी पदनिया वास		" "	5 6	3-14 चाही 6-13 चाही			
194	220	उपकिशन	रामेश्वर दयाल, रामकवार,	खुदकारत		किले 3 कुल मजरागा 18-7	18-7 चाही	कब्जा पड़ता बशरह खेवट न.1	कब्जा पड़ता बशरह खेवट न.1	ताल आरम्भ 3581 पारिवारिक हस्तांतरण ताल समाप्त
188			खोया सिंह पुत्रान सोहन लाल पुत्र धीसा राम हर तीन सनभाग वासी पदनियावास			7	7-7 चाही			

31-12-2021

Authorised for the purpose of the Indian Evidence Act



