



Indian-Non Judicial Stamp Haryana Government



Date : 22/11/2021

Certificate No. G0V2021K2564

GRN No. 84333754

Stamp Duty Paid : ₹ 1000
(Rs Thousand Only)

Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Rajender

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village : Dhorka

District : Gurugram

State : Haryana

Phone: 88*****81



Buyer / Second Party Detail

Name : GLS Infraprojects PvtLtd

H.No/Floor : 707/7th

Sector/Ward : 15

LandMark : Jmd pacific square

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 88*****81

Purpose : SPA



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

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY made on this 01 day of December 2021
by

Sh. Rajender (Aadhar no. 2774 5257 4232) S/o Sh. Raghbir Singh R/o VPO Dhorka (120),
District Gurugram, Haryana, (hereinafter referred to as "The Executants").

WHEREAS the **EXECUTANT** is in possession of agricultural land, in Khewat/Khata no.
38/38, Rect. No. 14, Killa No. 12/1(3-16) Kita 1, total measuring 3 Kanal 16 Marla situated
within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram, Haryana
vide Jamabandi year 2018-2019, hereinafter the said land of the EXECUTANT is referred to
as the '**said land**' which shall include the land beneath and all resources comprised therein).

राजेंद्र

For GLS INFRAPROJECTS PVT LTD

Authorised Signatory

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील हरसरु
गांव/शहर ढोरका

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : g0v2021k2564 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:84334469 पेस्टिंग शुल्क 3 रुपये

Drafted By: T C KHATANA ADV

Service Charge:200

यह प्रलेख आज दिनांक 01-12-2021 दिन बुधवार समय 12:25:00 PM बजे श्री/श्रीमती /कुमारी
Rajender पुत्र Raghbir Singh निवास Dhorka, Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

राजेंद्र

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
Rajender

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GLS Infraprojects Pvt. Ltd thru Rakesh Kumar OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी T C Khatana पिता --- निवासी Adv Gurugram व श्री/श्रीमती /कुमारी Shiv Kumar पिता ---

निवासी Adv Gurugram ने की ।

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



दिनांक 01-12-2021

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

AND WHEREAS the **Executant** contemplate to DEVELOP the said land into a real estate project whether plotted residential or plotted commercial and/or any other planned project and being not fully equipped to execute and complete the work of development of the proposed plotted residential or plotted commercial and/or any other planned project and had approached the **Attorney**, who is engaged in the development of Real Estate as its object, and has good repute and experience in this line of business and could pursue to obtain all requisite permissions, sanctions and approvals from all concerned authorities and departments as the case may be and the Executant in pursuance of the said object had entered into a **Collaboration Agreement Registered vide deed no. 6594 dated 01-12-2021** wherein the parties agreed for development of a planned real estate project over the said land as per the terms and conditions appearing therein.

And whereas to give effect to the said collaboration agreement and the terms and conditions stated therein, it is necessary for the Executant to appoint the Developer, Attorney herein, as it's **POWER OF ATTORNEY** to enable it to effectively develop the said land into the planned real estate project so agreed and to avail all necessary and requisite exemptions, permissions, licenses and sanctions etc. from the appropriate and competent authorities and to do all necessary and requisite acts on behalf of the **EXECUTANT**.

Now, before there presents, Sh. Rajender (Aadhar no. 2774 5257 4232) S/o Sh. Ragbhir Singh R/o VPO Dhorka (120), District Gurugram, Haryana, do hereby appoint, authorise and constitute the Developer, **M/s GLS Infraprojects Pvt. Ltd.**, (PAN no. AAFCG4795C) having its office at 707, 7th Floor, JMD Pacific Square, Sector 15 Part II, Gurugram, through its Authorised Representative Sh. Rakesh Kumar authorised vide board resolution dated 18.10.2021, as our true and lawful attorney to do and execute and perform all or any of the following acts, deals, matters including:

1. To enter upon the said land and take actual, physical possession of the said land and to carry out survey of the said land and to demarcate the said land and to effect all necessary and requisite improvements in the said land.



for **GLS INFRAPROJECTS PVT LTD**

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पेशकर्ता



प्राधिकृत



गवाह

21/12/21

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Rajender _____

प्राधिकृत :- thru Rakesh Kumar OTHERGLS Infraprojects Pvt.
Ltd _____

गवाह 1 :- T C Khatana _____

गवाह 2 :- Shiv Kumar _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 96 आज दिनांक 01-12-2021 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 77.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 9 के पृष्ठ संख्या 7 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 01-12-2021



उप/सयुक्त पंजीयन अधिकारी (हरसरु)

Shiv

2. To inspect and obtain copies of all revenue records and other title documents pertaining to the said land and the other documents of utility connections over the said land.
3. To choose the development of the said land and to finalize the name, layout plans, and internal layouts and designs, facilities and services to be provided and all other development plans for the said land.
4. To prepare, devise and formulate requisite plans & schemes of development of the said land into a suitable real estate project and to engage and avail services of professional draftsmen, architects and other professional designers for preparing the completely out of the development plans and architectural drawings.
5. To file requisite and necessary applications along with supporting documents in the concerned Department/Ministry or office of any other statutory or other body including the office of Town & Country Planning, Haryana & other offices of the Government of Haryana and Government of India and Municipal bodies & local authorities and to appear, approach, represent and carry on correspondence with the concerned Authority or Officer for obtaining requisite permissions, sanctions and approvals for the development of the said land into the requisite real estate project and to pay the requisite fees and charges for the same.
6. To comply with and do all necessary acts for fulfilling the conditions as may be obligated by any conditional approval, sanction or permission as may be required.
7. To choose the architects, designers, contractors and other service providers for the best development of the said real estate project.

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For GLS INFRAPROJECTS PVT LTD

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8. To prepare and plan the budget & costing of the whole project and to choose the available finance options for the said project.
9. To approach the financiers and other banking and nonbanking institutions for raising finance for the development of the said project and to execute necessary documents and applications for the same purpose and to create any kind of mortgage or encumbrance as security for the said finance.
10. To enter upon the land with men and machinery and to do all thinks necessary for demolition of existing structures and making the land suitable for the development of the said project.
11. To carry out all kinds of construction and development work for developing the said land into the said real estate project.
12. To create the requisite fencing and other boundary walls etc. as desired to secure the said project and to store all necessary construction materials over the said land including cement, steel, petroleum products and other construction material & machinery and to avail requisite permissions and sanctions for such storing.
13. To engage and contract the architects and contractors and to give them authorities and necessary permissions to develop the said land into the contemplated real estate project.
14. To create temporary structures and storages for use of men and storage of materials required in the construction/development of the said project.

21.5.23

For GLS INFRAPROJECTS PVT LTD



Authorised Signatory



DR. J. K. LALITA, M.A., B.L.

DR. J. K. LALITA, M.A., B.L.

15. To choose the kind and grade of materials used for construction/development, however, the same shall in no manner be lesser than the Government recognized standards and to engage any of the vendors for the same.
16. To apply for and obtain requisite Electric, water and other utility connections over the said the land as required for the purposes of development of the said land and to install requisite meters etc. and as may be required for the proper occupation and use of the said land and to discharge the regular bills for the same.
17. To apply for and obtain stage -wise approvals and sanctions from the concerned Government Agency or Statutory or local authority.
18. To prepare the marketing and advertising schemes of the said project and to appoint the Authorized Brokers and Dealers for the said project.
19. To enter into agreements for sale of the units to be constructed in the said project with prospective buyers on ownership or leasehold basis and to take advances all payments in respect thereof and to give requisite possession and after demarcation of the area of the Executant, convey the respective units to the prospective buyers by execution and registration of necessary conveyance deeds.
20. To manage the sale and bookings to the perspective buyers and to avail necessary service & transfer charges for the same.
21. To have the real estate project authorised and registered under the statutory and other authorities including the authorities and the RERA.
22. To assure the timely completion of the project and to avail all completion certificates and occupation certificates from the concerned Authorities and to



For GLS INFRAPROJECTS PVT LTD



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deliver peaceful possession of the developed area to the prospective buyers/users.

23. To provide maintenance and Security services to the prospective buyers and users for consideration through itself or any of its group companies or through other professional maintenance and security agencies.
24. To take the refund of all fees, security deposit and other charges of whatsoever nature deposited by the Attorney with various Statutory Authorities for seeking various approvals etc. for the said plotted residential or plotted commercial and/or any other planned project.
25. To insure the project and all insurable subject matters and lives against all risks and perils including and not limited to Fire, theft, tempest, riots, civil commotion and malicious acts, explosions, short circuits, floods, earthquakes etc.
26. To ask and receive all cesses and taxes and external and internal development charges and other government levies and penalties from the prospective buyers and customers of the real estate project.
27. To discharge the tax obligations including direct and indirect taxes occasioned during the development of the said project and for payments all vendors regarding the same and to have the project registered with the Authorities and Departments.
28. To engage any professional body, company or other association of persons all individuals to carry into effect the above purposes and to engage the services of any lawyer or attorney or solicit or to appear and represent before any requisite Authority/Officer or Department or Local or other Statutory Body.

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For GLS INFRAPROJECTS PVT LTD

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Authorised Signatory



AT THE SUB REGISTRAR'S OFFICE

VERIFIED BY

29. To contest and defend the rights and interests of the Executants and the Attorney and also the project against any threat or claim or action by anybody and to initiate requisite proceedings or defend the same before any Officer, Authority, Department, Magistrate, Tribunal, Court of Law or Judicial Body, Forum or Quasi-Judicial Authority established by law.
30. To sign, verify, execute and attest any documents, representations, affidavits, applications or pleadings, appeals, revisions, review petitions, Writ Petitions to be filed before Officer, Authority, Department, Magistrate, Tribunal, Court of Law or Judicial Body, Forum or Quasi-Judicial Authority established by law having territorial or subject matter jurisdiction and the Hon'ble Supreme Court of India.
31. To file suits, applications, complaints etc before any competent authority on my behalf regarding the said land.
32. And to do all other necessary, ancillary and other requisite acts for the above purposes for carrying out the development of the said land into the contemplated real estate project.
33. To do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full and necessary effect thereto.
34. I hereby agree to and ratify and confirm whatsoever the said authority shall do in relation to the said land and the development of the said project by virtue of the present authority and I hereby declare that I shall not do anything inconsistent with the power of attorney.

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For GLS INFRAPROJECTS PVT LTD



Authorised Signatory



35. I hereby declare that the powers and authorities granted shall remain in force all through the time the said project is fully and properly developed as per the collaboration agreement and in accordance with the statutory provisions, rules and regulations and that the requisite transfer and conveyance and hand over of the plots/units so developed/constructed have been given and the project is in full functioning and till the authority is so required thereafter.

Whereas the Executants above named have put his signature on the present special power of attorney in the presence of the following witnesses on the day, month and year mentioned above.

Witnesses


Drafted By
T.C. KHATANA
Advocate
Distt. Court, Gurgaon
1/12/21

Parties



1.

T.C. KHATANA
Advocate
Distt. Court, Gurgaon

EXECUTANTS

Sh. Rajender

For GLS INFRAPROJECTS PVT LTD


2.

SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram

ATTORNEY and Signatory

M/s GLS Infraprojects Pvt. Ltd.,
(through its authorized signatory Sh.
Rakesh Kumar)



20/11/2024

CTE TMS-2024-01-01

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