



Certificate No. R0Y2021E254

GRN No. 77162850

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: One Heightdeveloper PvtLtd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Barakhamba road

City/Village : New delhi

District : Delhi

State : Delhi

Phone: 87*****26

**Buyer / Second Party Detail**

Name : Spice Onebuilders PvtLtd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Barakhamba road

City/Village: New delhi

District : Delhi

State : - Delhi

Phone : 87*****26

Purpose : GPA Stamp paper

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**THIS GENERAL POWER OF ATTORNEY is executed on this 26 day of May 2021:

BY:

One Height Developers Private Limited, a company registered under Companies Act, 1956, having its registered office at at 8-D Hansalaya 15 Barakhamba Road, New Delhi – 110001, acting through Mr. Harshdeep Singh (Aadhar no. 354805532436) authorized vide Board Resolution dated 02nd March 2021 in this regard (hereinafter referred to as the “One Height”, which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns);

IN FAVOUR OF

Spice One Builders Private Limited, a company registered under Companies Act, 1956, having its registered office at 8-D Hansalaya, 15, Barakhamba Road, New Delhi – 110001, acting through Mr. Ranbir (aadhar no. 919715253213) authorized vide Board Resolution dated 02nd March 2021, and thereafter the Developer shall be authorized to appoint any other person as it may like from time to time without consulting One Height (hereinafter referred to as the “Developer”, which expression shall unless repugnant

For One Height Developers Pvt. Ltd.

Auth. Sign./Director

For Spice One Builders Pvt. Ltd.

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Auth. Sign./Director

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील सांपला
गांव/शहर खेडी साध

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : R0Y2021E254
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:0077166793
पेस्टिंग शुल्क 3 रुपये

Drafted By: Vivan Advocate

Service Charge:200

यह प्रलेख आज दिनांक 27-05-2021 दिन गुरुवार समय 12:18:00 PM बजे श्री/श्रीमती /कुमारी

One Height Developers Pvt Ltd thru Harshdeep Singh कम्पनी . निवास 8-D Hansalaya 15 Barakhamba Road, New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



उप/संयुक्त पंजीयन अधिकारी (सांपला)
सांपला (रोहतक)

हस्ताक्षर प्रस्तुतकर्ता

One Height Developers Pvt Ltd thru Harshdeep Singh

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Spice One Builders Pvt Ltd thru Ranbir कम्पनी . हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Wazir Singh Lambardar पिता — निवासी Kheri Sadh व श्री/श्रीमती /कुमारी Dhan Singh पिता Shri Bhagwan

निवासी Chamaria District Rohtak 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 (सांपला)
सांपला (रोहतक)

to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns)

Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the collaboration agreement dated 26.05.2021. ("Collaboration Agreement").

WHEREAS:

1. One Height is the absolute legal and rightful owner of the land admeasuring 61 Kanal and 18 Marla situated at Sector 27A, Village Kheri Sadh, Tehsil Sampla, Rohtak (hereinafter collectively referred to as "**Land**").
2. One Height and the Developer have entered into a Collaboration Agreement in terms of which One Height and the Developer have agreed to develop the Project on the Project Land.
3. One Height recognizes that the Developer has agreed to invest substantial amounts of money for the development of the Project on the Project Land (including the said Land) as contemplated under the Collaboration Agreement and requires enabling powers to perform its functions, obligations and avail the rights under the Collaboration Agreement.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, One Height, do hereby irrevocably nominate, constitute and appoint the Developer, **Spice One Builders Private Limited** through Ranbir and/or any other person authorized by the Developer from time to time, to be the true and lawful attorney in our name and on our behalf to do, 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, matters or things in relation to the Project and the said Land namely:

1. To enter upon the said Land, take possession of the said Land, survey the same, prepare layout and plans, drawings etc. and to sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of Approvals, Letter of Intent, Development License, sanctions, consents, building plans, and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Project and the said Land or any part thereof, to obtain sanctions and approvals of modifications to the sanctioned plans, building plans, zoning plans, occupation certificates, completion certificates if permitted under Applicable Law(s) for the Project or any part thereof, as required under Applicable Laws, rules, regulations, orders, notifications from time to time;
2. To do all such acts, deeds and things as may be required to landscape, divide/sub-divide the said Land or carry out, or cause to be done, all technical and engineering activities for the purposes of the development of the Project on the said Land and the construction/erection of buildings thereon and to sell the FAR on the super area;
3. By itself or through third party contractors, to dig, build, erect, develop, launch, market, sell, construct and complete the buildings, structures for residential/commercial/retail/entertainment and/or recreation purposes on the said Land, as allowed and/or may be allowed under Applicable Laws and to submit all undertakings, agreements, affidavits, declarations, applications, instruments, letters, bonds, on behalf of One Height, as required from time to time in connection therewith;
4. To do all necessary acts, deeds and things towards development of the Project the completion of the development of the Project including, without limitation, appointing architects, engineers, workmen, contractors, agents, consultants, advisers and other personnel, obtaining necessary approvals including, without limitation, approvals for the modification of the sanctioned plan, the commencement certificate, clearances, permissions, approvals, consents and no-objection certificates for the Project, wherever applicable;
5. To prepare, consolidate, sign, furnish and file all relevant data(s), applications, undertakings, affidavits, bonds, applications, deeds and documents, in the prescribed format for grant of all

For One Height Developers Pvt. Ltd

Auth. Sign./Director

For Spice One Builders Pvt. Ltd.

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Auth. Sign./Director

approvals, permissions, clearances, sanctions, consents and registrations from the concerned authorities for development of the Project on the said Land;

6. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant Government wherein applications, deeds, documents, letters, undertakings, declarations and instruments or any other document as may be required to be filed in connection with the Collaboration Agreement in relation to the said Land;
7. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the said Land;
8. To apply for and obtain any license, renewals of license, Approvals, sanctions, consents and registrations and to apply for and obtain transfer of any Approvals, sanctions, consents and registrations for transfer of Units/built up area on the said Land in favor of transferees along with proportionate undivided interest in the said Land, and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned local authority, including without limitation, jal board, electricity board, pollution control board and other statutory authorities under Applicable Laws;
9. To develop the said Land for the Project and to take necessary steps in this regard to encumber, exploit, mortgage of the Project including mortgage of the FAR or the said Land in favour of banks/financial institutions/non-banking financial companies or any other Person/ company for any purposes including securing its rights under the Collaboration Agreement, charge, lease, license, sell or otherwise deal with the buildings/units thereon in any manner as it may deem fit in its absolute discretion;
10. To raise loans and/or other financial assistance by mortgaging/offering the FAR or the said Land as security to such banks/financial institutions/non-banking financial companies/ any Person and register the mortgage deed /charge or any other deed or document for creation of any charge or mortgage or encumbrances on the said Land with concerned Governmental/ semi-Governmental authority or any department thereof;
11. At the cost of One Height, to rectify any defect in the title of One Height in the said Land by making such lawful compromises and/or payments as may be necessary to any claimant of right or interest in the said Land or through execution and registration of the deeds and documents that may be required by the Developer;
12. To advertise, launch, market the built up units, put sign boards, hoardings on the exterior of the buildings, sell plots/ units/built up space/ other areas in the Project, in such manner as may be deemed fit and proper by the Developer in its sole and exclusive discretion;
13. To apply for and receive NOC, execute Sale Deed in favour of the Developer or its nominee, present the same for registration, appear before concerned sub-registrar and admit execution of the Sale Deed with respect to said Land.
14. To execute flat/unit buyers agreements, sale/conveyance deeds, memorandum of understanding, agreements to lease, lease deeds, leave and license agreements, power of attorneys and/or all such relevant agreements/documents, term-sheets with respect to the Project in favour of prospective buyers/lessees for transfer of the buildings/units thereof together with proportionate undivided interest in the said Land along with all easement rights over the said Land and other relevant appurtenants and rights and intents on behalf of the One Height and in this regard to also do the following:

For One Height Developers Pvt. Ltd.

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- 14.1. To present and admit execution of the sale, conveyance, lease, assignment deeds and power of attorneys for registration before the sub registrar of assurances and obtain duly registered documents from the office of the sub- registrar of assurances.
- 14.2. To sign and move applications and other documents for obtaining mutation of land, rectification of existing records recording extent of land in the local land records maintained by all concerned authority(ies) including but not limited to revenue, tehsil, Zileदार, Patwari, Assessor & Collector, Department of Town & Country Planning and the like;
- 14.3. To appear in person to represent before the officers of all concerned local authority(ies), and to give any statement, affidavit, application, undertaking, indemnity bond or any other documents that may be required by the Developer for the purpose of development of the said Land;
- 14.4. To file any suit, proceedings, papers etc and to any legal action in relation to the said Land and for the purpose to engage any lawyer/solicitor, senior counsel, finalize and execute the plaint verification, interim application, affidavits, rejoinders, replies and/or file appeals and do all such acts, deeds, matters and things as may be deemed necessary to pursue the suit/legal proceeding and to settle the suit/legal proceeding subject to such terms and conditions as may be thought fit and proper with respect to the said Land.
- 14.5. Collect sale proceeds, advances, lease rentals, license fee, hire charges with respect to the Project and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto;
- 14.6. Collect fixture charges, club membership charges, maintenance charges and/or any other payments to be received from the customer/occupants of the Units in the Project/built up area on the said Land and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto;
15. To further delegate any or all of the powers as mentioned above for or on behalf of One Height, to one or more persons and to revoke such delegation the discretion of the Developer of authority at the discretion of the Developer;
16. To pay prescribed government fee and/or charges for obtaining any sanctions, approvals, consents, permissions, water and/or electricity connections, to the concerned governmental department/authority;
17. To file a suit for declaration pursuant to the provisions of the Specific Relief Act, 1963 and on behalf of One Height at the cost and expense of One Height and for the purpose to engage any lawyer/solicitor, senior counsel, finalize and execute the plaint verifications, interim applications, affidavits, rejoinders, replies and/or file appeals and do all such acts, deeds, matters and things as may be deemed necessary to pursue the suit/legal proceeding and to settle the suit/legal proceeding subject to such terms and conditions as may be thought fit and proper with respect to the said Land;
18. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of all the powers vested hereinabove, and as may be necessary to be done on behalf of or by One Height in relation to the Collaboration Agreement or any other acts, deeds and things that may be required for full exploitation of the rights as granted under the Collaboration Agreement or for implementation of the Collaboration Agreement or the transaction contemplated therein, including but not limited to registration of the Collaboration Agreement;
19. To appear and act either personally or through its nominees, representatives, agents and/or lawyers before any Governmental Authority, all statutory and competent authorities, courts, tribunals, commissions, officers of the government/semi government/local bodies and/or any other statutory bodies for and in connection with the above purposes and as an attorney of One Height with respect to the Project and the said Land.

AND we do hereby agree to ratify and confirm all and whatsoever the said Developer or any of its authorized representatives shall or may lawfully do or cause to be done in connection with and by virtue of these presents in compliance with this GPA and the Collaboration Agreement.

We hereby agree and confirm that this General Power of Attorney is granted for consideration, the receipt and sufficiency of which we do hereby acknowledge, and as such shall be irrevocable and to this intent and purpose shall be governed by the provisions of Section 202 of the Indian Contract Act, 1882.

Dated this day of May, 2021

Drafted By:- Vivan Advocate Rtk

Executed by

For One Height Developers Private Limited

For One Height Developers Pvt. Ltd

(Authorized Signatory)

Auth. Sign./Director

Agreed and Accepted by

For Spice One Builders Private Limited

2018/12

Ranbir

Auth. Sign./Director

(Authorized Signatory)

Advocate

VIVAN

Enrollment No. P/6788/2018

Witnesses:

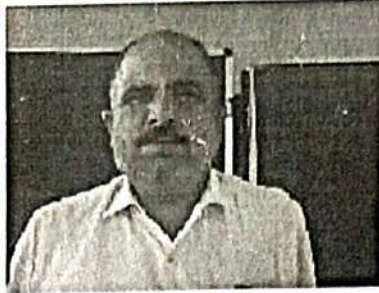
1. वजीर गजबख्त खान साह
अजित कुमार गजबख्त

2. वन सिंह
श्री अजित कुमार

निठ यमराज रावत
वन सिंह



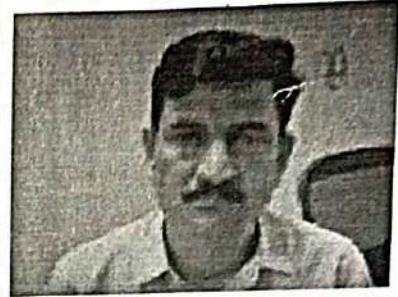
पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- One Height Developers Pvt Ltd thru Harshdeep Singh _____

प्राधिकृत :- Spice One Builders Pvt Ltd thru
Ranbir _____

गवाह 1 :- Wazir Singh Lambardar _____

गवाह 2 :- Dhan Singh _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4 आज दिनांक 27-05-2021 को बही नं 4 जिल्द नं 1 के पृष्ठ नं 1 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1 के पृष्ठ संख्या 10 से 14 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 27-05-2021

सब रजिस्टार
उप/संयुक्त पंजीयन अधिकारी (सांपला)