

Sukh Pali Ma Satbir Dandberg



88
1-10-13
GENERAL POWER ATTORNEY

This deed of Power of attorney is executed on 1st day of October 2013

BY

Smt Sukhpali W/o Sh. Satbir Singh S/o Sh. Mantaram resident of Village damdama, Tehsil Sohna Distt. Gurgaon (Hereinafter referred to as the EXECUTANTS).

IN FAVOUR OF

M/s Nitika Propmart Private Limited, having its registered office at Plot No 10, 3rd Floor, L.S.C, B-1, Vasant Kunj New Delhi (herein after referred to as the "ATTORNEY") through authorized signatory Sh. Mahender Singh hereinafter called 'the Developer' (which expression shall, unless repugnant to the context of this agreement, mean and include its successors in interest, nominees, assigns etc.) of the Other Part.



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Sukhpali

प्रलेख नः 88

दिनांक 01/10/2013

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील सोहना
गांव/शहर Sohna

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 300.00 रुपये
रजिस्ट्रेशन फीस की राशि 100.00 रुपये
पेस्टिंग शुल्क 2.00 रुपये

Drafted By: D S Yadav Adv

Service Charge: 150.00 रुपये

यह प्रलेख आज दिनांक 01/10/2013 दिन मंगलवार समय 3:38:00PM बजे श्री/श्रीमती/कुमारी Sukhpali पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Satbir Singh निवासी Damdama द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



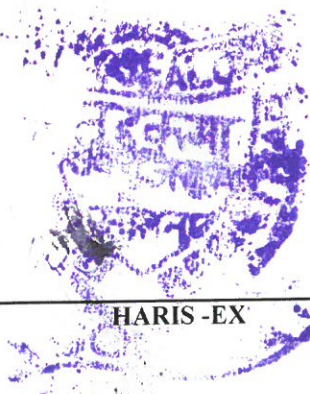
श्री Sukhpali

उप/सयुक्त पंजीयन अधिकारी

सोहना
सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru- Mahender Singh प्राधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री निवासी Sohna व श्री/श्रीमती/कुमारी Sheoraj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dharam Singh निवासी damdama ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 01/10/2013



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WHEREAS the Land Owner is owner in possession of the agricultural land bearing **Khewat/Khata No. 132 bearing rect. No 143 kila no 4/2/2(0-7) 7/1/1(3-16)** total land measuring **4 Kanal 3 Marla** situated in the revenue estate of Village Sohna, Tehsil sohna, District Gurgaon (hereinafter referred to as the said "Land").

AND WHEREAS the EXECUTANT is desirous to appoint attorney(s), to deal with said Land and to do various acts, deeds and things as stated hereunder.

NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS WITNESSTH THAT WE, the EXECUTANT above named, do hereby constitute, nominate and appoint the said attorney/s as our lawful attorney/s to do the following acts, deeds and things in respect of the said Land in my/our name and on my/our behalf:

1. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, NHAI, and/or any other concerned authorities under local/state/central Government including Income Tax Department, Reserve Bank Of India etc. for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules etc. and for that purpose to sign file all necessary application, undertaking, agreement, affidavit, Bank Guarantee, Indemnity bond and/or all other papers and documents as may be required from to time by the concerned authority/authorities.
2. To develop the said land by way of construction of buildings and other super structures as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Development Agreement, Contractor Agreement, Collaboration Agreement and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the land to the contractor, developer, colonizer for the purpose of construction, development and completion of the construction activity and to do all acts, deeds and things as may be required from to time to time in this regard.



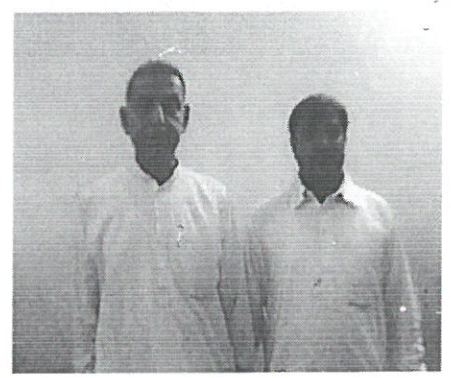
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पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता Sukhpali

प्राधिकृत Thru- Mahender Singh

गवाह Ramesh Chand Ex M C

गवाह Sheoraj



Mulya



Ramesh C



Sheoraj

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 88 आज दिनांक 01/10/2013 को बही न: 4 जिल्द न: 123 के पृष्ठ न: 23 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 21 के पृष्ठ सख्या 41 से 43 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 01/10/2013

उप/संयुक्त पंजीयन अधिकारी
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3. To represents us and appear before any and all concerned authorities including the Municipal Authorities, Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authorities (HUDA), Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, construction and completion of construction on the said land 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.

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4. To appoint and/or remove architects, Engineers, Supervisors, R.C.C. Speccialist contractors, Workmen, Clerks, and other staff members, Advocates, Counsel and other persones as our attorneys deem and on such terms and condition as may decided by the said attorney for the purposes mentioned in these presents.
5. To make application, effect amendmets and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permission and licenses under the provision of Haryana Development and Regulation of urban Areas Act 1975, if and in other related Act, rules, regulation, executive decision etc., and to take all possible steps for the purpose of securing such permissions/license or renewals thereof for the purpose of development of the said plot.
6. 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 specification 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 said Land more particularly described in the Schedule hereunder written utilizing the entire FSI/FAR available in respect of the said Land as are permissible under development rules from time to time.
7. To apply for and obtain all requisite permissions and approvals as may be required for development of the said land and/or for constructions thereon by way of erection of building and other structures in the said land and for that purpose to 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/authority under the State Government and/or Central Government as may be required from time to time.
8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, Licensing Authorities, Municipal Authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all Applications, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents and may be required for these authorities from time to time.



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9. To commence, carry on and complete and/or cause to be commenced, carried out and completed constructed work on the said Land in accordance with the license or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions Order, such sanctioned plans, Commencement Certificate, layout etc.
10. To apply for and obtain the completion 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.
11. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipality, HUDA, DTCP, the Government of Haryana and all the Officers of such authorities.
12. In case of any claims, objections, encumbrances the attorney(s) is/are empowered to remove and settle the same and to clear the title at its costs and responsibilities.
13. To represents us in all Central and State Government departments including the offices of the Collectors of Land Revenue, Tehsildar/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 said Land or any part or portion thereof for any purpose connected with or effecting the said Land or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purpose to give, file, submit completion plan, Affidavit undertaking etc. as may be required from time to time.
14. To appear before the Land Acquisition Officer, file objections, representations, applications and all other papers and documents for denotification/release of land from the proceedings under Land Acquisitions Act, and do all acts, deeds and things as may be required from time to time to get the said Land or any part thereof de-notified/released and to represent in acquisition proceeding and also to oppose the said proceedings.
15. To receive the full compensation (including all enhancement thereof) either on our behalf through any means including Form-C or by the Attorney in its own name, in our stead and give valid receipt thereof from all forums including the Land Acquisition Collector, Reference Court, High Court or Supreme Court.
16. To file reference petitions / applications before the Land Acquisition Collector, application/suit for partition before Acquisition Collector/Collector or any suit, application, appeal, writ or any other documents and/or to defend the Executants in any disputes/litigation before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary for pursuing the above including engaging Counsel/Advocates and to sign Vakalatnama thereof.
17. To file reference petitions / applications before the Land Acquisition Collector, or any suit, application, appeal, writ or any other documents before any court (up to the Supreme Court)



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and to do all such acts, deeds and things as may be deemed necessary including engaging Counsel/Advocates and to sign Vakalatnama thereof.

18. To open a Bank Account on our behalf and operate the same and close it when required so as deposit and withdraw the compensation for the said Land including all enhancements thereof.
19. 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, Town Planning, Police, Sales Tax, Finance, Electricity and other concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the said land and the construction thereon.
20. To make all payments and deposit as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.
21. To pay, settle, adjust, deduct and allow all accounts, claims and demands for quit rent, assessment and repairs and other outgoings in respects of the said plot.
22. 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.
23. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said land/ construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, 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.
24. To promote & register the Condominium or Co-operative Society Ltd., Company, or Organization of such prospective purchaser and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all other concerned.
25. To appear before the collector of Stamps for Stamp duty purpose and the Sub Registrar for presenting the various Agreements, Deeds, & documents for registration, to admit execution thereof and to do all matters incidental to getting the said deeds etc., duly registered.



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26. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said land from the Haryana Government/HUDA, DTCP, any other authority of the Government and to give the valid receipt thereof.
27. To sell, transfer or assign the said Land and for that purpose to sign agreement for sale, sale deed, transfer deed and consideration to hand over possession to anyone after the LOI (letter of intent).
28. To exchange the said Land with HUDA, HSIIDC or any other corporation, authority or body corporate or Government, as the situation may require in the opinion of the attorney, for the purpose of development of the said Land and for that purpose to execute various documents including exchange deed, power of attorneys etc.
29. To apply for and obtain the requisite permissions and approvals for transfer of the license granted in respect of said land / plots along with the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, DTCP and any other concerned Authority under the State / Central / Local authorities and for that purpose to sign applications, affidavits undertakings and any other letters and documents as required.
30. To lease or license the said land and also building and other structures as and when so constructed on the said land and receive rent, license fee, deposits, advance etc from the occupier and for that purpose to sign execute letters of intent, lease agreement/ lease deed/ license deed, present the same for registration and admit execution before the registering authorities, to hand over possession and to receive possession from the tenant/s/ occupiers.
31. To execute all documents including but not limiting to all Agreements, Conveyance Deeds, Instruments, rectification deeds, Deed of Modification, Rectification, Addendum, cancellation of lease etc. of transfer in respect of the said land and the building to be constructed in the said land, to present the same for registration before the concerned registering authorities and admit execution thereof.
32. To pay all taxes, assessments, levies, rates, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said land and/or for the purpose mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said Land in accordance with the permission of the Competent Authorities.
33. To obtain any payment / refunds for and on behalf of the EXECUTANTS from any person, department, authority, officer etc; to grant receipts there for; to make any payment for and on behalf of the EXECUTANTS; to settle any disputes / issues concerning the aforesaid land in the manner deemed fit by the attorney(s); to open and operate any type of bank account(s) with any bank / financial institution; to sign all requisite documents in this behalf and to close such account(s); to enter into any type of transaction(s) on behalf of the EXECUTANTS regarding the

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said land with anyone; to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence etc.

34. That the Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land referred to above. Attorney shall be entitled to throw the property referred to above in partnership pool, to dissolve the partnership and do all acts, deeds and things he deems appropriate for dissolution of partnership and even to accept money in lieu of property at the time of dissolution of partnership.

35. To further appoints other person/persons as attorney to do any or all acts and deeds which the present attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.

36. To look after, manage and deal with the said land in the manner deemed fit by the attorney(s).

That this General Power of Attorney is for valuable consideration and is irrevocable and I shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorney(s).

IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about my said Land, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.

AND WE DO HEREBY agree and undertake to allow, ratify and confirm all and whatever my said attorney or other attorney appointed by the said attorney shall do or cause to be done in respect of aforesaid land by virtue of these presents.

IN WITNESS WHEREOF the EXECUTANTS hereto have hereunto set and subscribed their hands / signature on this Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses



R.T.I
Sukhpali

M/s Nitika Propmart Private Limited

(Authorized Signatory)

WITNESSE

1.

Ram K C
रमेश चन्द
भूतपूर्व उपप्रधान, नगर पालिका
सोहना जि० गूडगांव (हरियाणा)

2.

Sheo Ray Sr. Dharm Singh.

R/o Damdama. Teh.-Sohna.

