

169/4
08/02/2023

Non Judicial

Indian Non Judicial Stamp
Haryana Government

Certificate No. S0H2023B201
GRN No. 99139090

Date: 08/02/2023

Stamp Duty Paid: ₹ 1000
Penalty: ₹ 0

Seller / First Party Detail

Name: Jagmal singh
H.No/Floor: 00
City/Village: Rewari
Phone: 98*****43

Sector/Ward: 00
District: Rewari
LandMark: 00
State: Haryana

Buyer / Second Party Detail

Name: Azumi developers private Ltd
H.No/Floor: 00
City/Village: Gurugram
Phone: 98*****43

Sector/Ward: 0
District: Gurugram
LandMark: 000
State: Haryana

Purpose: GPA

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

GENERAL POWER OF ATTORNEY

This General Power is Executed on this day 08 of February 2023 by

1-JAGMAL S/O SH. SHIVLAL S/O SH. DIGHRAM, 2-BABULAL & 3-DEEPAK SONS SH. BANIRAM S/O SH. SHIVLAL, 4-RAJPAL S/OL SH. HARIRAM S/O SH. SHIVLAL, 5-PREM PARKASH S/O SH. RAMNARAIN S/O SH. SHIVLAL ALL R/O VILLAGE LADHUWAS GURJAR, TEHSIL & DISTT. REWARI,(hereinafter jointly called as the **"EXECUTANTS"**) which expression, unless repugnant to the context of this General Power Attorney, shall mean and include their respective heirs, administrators, legal representatives, successors, executors, assigns etc. do hereby appoint **AZUMI DEVELOPERS PRIVATE LIMITED**, a Registered Company incorporated under the provisions of the Registered Company Act 1956, having its registered office at **1962/3, RAJEEV NAGAR, GURGAON, 122001**, acting through its authorized signatory **Mr.Chidamber Sharma S/o Sh. Hira Lal Sharma R/o 1-A-207, NH-1, Distt. Faridabad**. (Hereinafter referred to as the **"Attorneys"**)

Jagmal Singh

For AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर लाधुवास गुजर

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प नं: SOH2023B201 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:99139554 पेस्टिंग शुल्क 3 रुपये

Drafted By: SEU

Service Charge:200

यह प्रलेख आज दिनांक 08-02-2023 दिन बुधवार समय 7:02:00 PM बजे श्री/श्रीमती /कुमारी

JAGMAL पुत्र SHIV LAL BABU LAL-DEEPAK पुत्र BANI RAM RAJPAL पुत्र HARI RAM PREM PARKASH पुत्र RAM NARAYAN निवास LADHUWA GURJAR द्वारा पंजीकरण हेतु प्रस्तुत किया गया।-

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

हस्ताक्षर प्रस्तुत

JAGMAL BABU LAL-DEEPAK RAJPAL PREM PARKASH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS AZUMI DEVELOPERS PVT LTD thru CHITAMBER SHARMA OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR ADV पिता — निवासी REWARI व श्री/श्रीमती /कुमारी BIRENDER पिता SHER SINGH

निवासी MAJRA ने की।

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

For AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

- A. **WHEREAS** the Executants are the lawful owner and is in peaceful physical possession of land admeasuring 48 Kanal, comprised in Khewat No. 11/2 Khatoni No. 19/2 Kila Numbers 4//6/3/2(1-8), 4//15/1(4-0), 4//16/2(6-11), 5//19/2/2(4-17), 5//20/2(4-18), 5//22/1(7-0), 25(8-0), 10//4/2(4-12), 5/1(6-14) Total Kita 9 Total Land 48 Kanal which is situated in village Ladhuwas Gujar, Tehsil & Distt. Rewari vide Mutation No. 397 & 398 dated 24/11/2022 & Mutation no. 414 hereinafter referred to as the "Said Land"
- B. **WHEREAS** the Executants have entered into a Collaboration Agreement dated 08/02/2023 with the aforesaid Attorneys namely **AZUMI DEVELOPERS PRIVATE LIMITED**, which is duly registered on Vasika No. — dated 08/02/2023, before Tehsil & District Rewari, Haryana. (Hereinafter referred to as the "Said Agreement" for Development and construction of a project of Residential Plotted Colony/plotted colony under Deen Dayal Jan Awas Yojna/ Plotted Colony projects or any permissible development under the prevalent policy/scheme/ notification of the Competent Authorities on the Said Land on the terms and conditions contained in the said agreement.
- C. **AND WHEREAS** the said collaborator Firm **AZUMI DEVELOPERS PRIVATE LIMITED(PAN NO. AAYCA1731F)** a partnership firm incorporated under the provisions of the Partnership Act 1932, having its registered office at **1962/3, RAJEEV NAGAR, GURGAON, 122001**, has requested the Executants to grant and execute a General power of attorney in terms of the aforesaid Collaboration Agreement in its favor and its nominee do various acts and deeds in furtherance and fulfillment of the said agreement.

NOW THE EXECUTANTS in view of the forgoing have appointed the Attorneys herein to be their true and lawful attorneys to do and/or execute, perform or cause to be done, execute and perform and from time to time, at its sole discretion all or any of the following acts, deeds or things namely in respect of the Said Land in their name and/or on their behalf:

For AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- JAGMAL BABULAL DEEPAK RAJPAL PREM
PARKASH

प्राधिकृत :- thru CHITAMBER SHARMA OTHERMS AZUMI DEVELOPERS PVT
LTD

गवाह 1 :- RAM AVTAR ADV

गवाह 2 :- BIRENDER

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 169 आज दिनांक 08-02-2023 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 175.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 178 के पृष्ठ संख्या 59 से 63 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 08-02-2023

For AZUMI DEVELOPERS PVT. LTD.

उप/संयुक्त पंजीयन अधिकारी (रिवाडी)

Authorized Signatory

1. To manage, control, survey, supervise the said land in all respects and to represent the executants before the concerned authorities in this behalf in connection with obtaining sanctions/approvals for development of the said Land.
2. To sign, submit, register, rectify, represent and to file all the documents in this regard for and on behalf of the Executants viz., Form LG- I, Memorandum of Understanding/ Collaboration Agreement, Deed of Undertaking, Power of Attorney with the Director General, Town and Country Planning, Haryana, to apply to the department of Town & Country Planning-Haryana, HUDA for obtaining license for establishing a Residential Plotted Colony/ Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/ Affordable Group Housing projects or policy scheme or notification by the Competent Authorities on the said land either by itself or in the part or in conjunction with other lands as may be required, to sign all forms, applications, agreements; to prepare, sign and submit the layout plans, Shajra plan scheme etc. or to give undertaking, affidavit, statements, indemnity bond, bank guarantees etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges conversion fees etc. and to fulfill the other requirements or direction as may be desired by the Department in this regard.
3. To receive the LOI alongwith license etc. on our behalf and to make, sign, submit and register any documents, undertaking, agreement, affidavit, statements, etc. and to appear before the Urban Estates or Other Government Authority or Department for getting the said land licensed and for the purpose mentioned above.
4. To appear before DTCP, HUDA, HRERA, Forest, HPCB, Labour Department or any Government Authority, Department, statutory body or other designated authority as may be required from time to time for obtaining approvals/registration of project under HRERA and for the purpose of carrying out the project and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
5. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land/ Project with any

For AZUMI DEVELOPERS PVT. LTD.

[Handwritten Signature]

Authorized Signatory

Authority, to obtain the receipts thereagainst, to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before and Court of Law.

6. and to execute any other document with any Authority and to get the same registered with the Registration Authority.
7. To do all the acts and deeds necessary to be done in connection with the filing a writ/suits in any Court including, District Courts, High Court/Supreme Court etc.to defend the title of the Executants or in the event of any other contingency.
8. To engage Architects, project Engineers, Projects Managers, Supervisors, skilled, unskilled labor, Contractors, suppliers of various item required for constructions and development of a Residential Plotted Colony/ Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy scheme or notification by the Competent Authorities on the Said Land.
9. To represent the owner before all Govt. agencies such as Municipal Corporations/ committees, Electricity Department, Telephone Department, Water Department, Sewage Department/ MOEF/ Pollution Control Board/ Forest/ Central Ground Water/Haryana Real Estate Authority for HRERA Registration or other any authority for the purpose of development of Residential Plotted Colony/ Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy on the said land.
10. To further appoint anyone else as Attorneys on behalf of and in the name of Executants to exercise any or all the power granted in favour of attorneys by the Executants and to revoke such powers from the delegate.
11. To generally do all acts, deeds and things as may be necessary or incidental to the above purpose or deemed fit and incidental to the exercise of any of the above powers or for and incidental to the proper management of the said land or the affairs relating thereto, even if they are not covered by the above clauses by the

For AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory

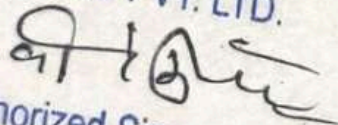
attorneys in respect of the said land/project to be developed under the power hereby granted.

This General Power of Attorneys is irrevocable and we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

This Power of Attorney will not be revoked or amended by the Executants without the permission of Director Town and Country Planning, Haryana (DTCP) upon issue of a license for development of said land or during pendency of any request for issue of such license before the said DTCP office.

Jaymeh Singh

For AZUMI DEVELOPERS PVT. LTD.



Authorized Signatory

SIGNED AND DELIVERED at Rewari on the _____ day of the _____, 2023, in the presence of the following witnesses.

SIGNED, EXECUTED AND DELIVERED BY OWNER/(EXECUTANTS)

MR. JAGMAL

- BABULAL

- DEEPAK

- RAJPAL

Jagmal Singh

Babulal

Deepak

Rajpal

- PREM PARKASH

Prem Parkash

Sh. Chidamber Shama

GPA Holder

AZUMI DEVELOPERS PVT. LTD.

[Signature]

Director

WITNESS NO. 1

RAMOTAR SAINI ADVOCATE
DISTT. COURTS REWARI

Ramotar Saini

WITNESS NO. 2

VIRENDER S/O SH. SHER SINGH YADAV
R/O VILLAGE MAJRA, DISTT. ALWAR

Virender

For AZUMI DEVELOPERS PVT. LTD.

[Signature]
Authorized Signatory

ACCEPTED BY ON BEHALF OF THE ATTORNEYS