

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/05/2023

Certificate No. S0G2023E5

GRN No. 102223514



Stamp Duty Paid : ₹ 1010
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vivek Rao

H.No/Floor : 289

Sector/Ward : 0

LandMark : Model town

City/Village : Rewari

District : Rewari

State : Haryana

Phone: 94*****34

Others : Vvishavjeet gaurav kumar satyaprakash sandeep chaudhary rajesh goyal



Buyer / Second Party Detail

Name : Ms vanessa Builders and Developers pvt ltd

H.No/Floor : N

Sector/Ward : 0

LandMark : Garhi bolni road

City/Village : Rewari

District : Rewari

State : Haryana

Phone : 98*****0

Others : Director rakesh kumar

Defaced No : Rewari [15]/Rewari [089]/32/2023-2024/4

Defaced On : 08/05/2023

Defacement Code : HGIIIJLHK

Purpose : GPA

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

- I. **Vivek Rao** (Aadhar N0. 9424 3768 0181) S/o Sh. Abhay Singh Yadav, R/O House No. R-289 Model town Rewari , Haryana 123401.
- II. **Vishavjeet** (Aadhar No. 9013 4464 9198) S/o Sh. Dharambir R/o House no. 16 Khalilpuri(179) Rewari , Haryana 123401.
- III. **Gaurav Kumar** (Aadhar no. 3428 4977 3401)S/o Sh. Nathu Ram Yadav R/o House No. 89 Sector 1, Rewari Haryana 123401.
- IV. **Satya Prakash Yadav** (Aadhar No. 3338 3166 7775) S/o Sh. Amar Singh Yadav , R/o S.P Yadav Hospital circular road , kanod gate, ward no. 11 Rewari Haryana 123401.
- V. **Sandeep Choudhary** (Aadhar no. 5478 6167 8569) S/o Sh. Bhoop Singh R/O House No. 1825 Urban Estate sector -7 Karnal Rural Part 1 Haryana,132001.
- VI. **Rajesh Goyal** (Aadhar No. 7780 3162 6367) S/o Sh. Kishan Lal Goyal R/o Flat No. 251 Sharmista Builders and Developers, Bawal Road sector -3 Rewari Haryana 123401.

[Signature]

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प्रलेख न:32

दिनांक:08-05-2023

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर रेवाड़ी

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : S0G2023E5
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 1010 रुपये
EChallan:102318836
पेस्टिंग शुल्क 3 रुपये

Drafted By: RAKESH KUMAR ADV.

Service Charge:200

यह प्रलेख आज दिनांक 08-05-2023 दिन सोमवार समय 1:26:00 PM बजे श्री/श्रीमती /कुमारी

VIVEK RAO-VISHAVJEET-GAURAV KUMAR-SATYA PRAKASH YADAV-SANDEEP CHOUDHARY-RAJESH GOYAL पुत्र ABHAY SINGH-DHARAMBIR-NATHU RAM YADAV-AMAR SINGH YADAV-BHOOP SINGH-KISHAN LAL GOYAL निवास REWARI-KARNAL-REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

हस्ताक्षर प्रस्तुतकर्ता

VIVEK RAO-VISHAVJEET-GAURAV KUMAR-SATYA PRAKASH YADAV-SANDEEP CHOUDHARY-RAJESH GOYAL

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS VANESSA BUILDERS AND DEVELOPERS PVT LTD thru RAKESH KUMAROTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी ANANTPAL NAMBERDAR पिता BADLU RAM निवासी HANSAKA व श्री/श्रीमती /कुमारी MUKESH KUMAR पिता INDERDEV निवासी KHALILPURI ने की।

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



Authorized Signatory

(hereinafter called 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.

WHEREAS the Executants is/are the lawful owner and collaborator and is in peaceful physical possession of land admeasuring 82 Kanal 15 Marla situated in village Kaganpur, Tehsil & Distt. Sirsa.

- 1- Khewat No.380 min (online khewat no. 380/2) khatoni No.457 Mustil No.40 Killa No.11/2(4-9), 20/1(2-18) kita 2 Rakba 7 Kanal 7 Marla Property Of **Vivek Rao**-144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share , of First Party.
- 2- Khewat No.541 min (online khewat no. 541/1) khatoni No.630 min Mustil No.30 Killa No.21(8-0), 22(8-0) kita 2 Rakba 16 Kanal 0 Marla Of **Vivek Rao** 144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share ,of First Party
- 3- Khewat No.547 khatoni No.636 min Mustil No.39 Killa No.5/2(0-7) kita 1 Rakba 7 Marla Of **Vivek Rao** 144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share, of First Party.
- 4- Khewat No.548/1(online khewat no. 548/3) khatoni No.637 min Mustil No.31 Killa No.25/2/3(7-13) and Mustil No.39 Killa No. 15/1/1(1-9), 5/1/2 (0-3),5/3/2(6-12),6/1(0-16),6/3(6-17) and Mustil No.40 Killa No. 1(8-0),10 (8-0),11/1(3-11),2(8-0) kita 10 Rakba 51 Kanal 1 Marla Of **Vivek Rao** 144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share, of first party.
- 5- Khewat No.623 khatoni No.727 Mustil No.39 Killa No.15/1/2(3-0), 15/2 (4-13) kita 2 Rakba 7 Kanal 13 Marla Salam Of **Vivek Rao** 144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share ,of first party.
- 6- Khewat No.676 khatoni No.780 Mustil No.39 Killa No.6/2(0-7) kita 1 Rakba 0 Kanal 7 Marla Of **Vivek Rao** 144/745 Share,Of **Vishavjeet** 144/745 Share, Of **Gaurav Kumar** 144/745 Share, Of **Satya Prakash Yadav** 72/745 Share, Of **Sandeep Choudhary** 72/745 Share and Of **Rajesh Goyal** 169/745 Share ,of first party.

7-

Total Rakba 82 Kanal 15 Marla situated in village Kaganpur, Tehsil & Distt. Sirsa.

For Vandana and Developers Private Limited

Authorised

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Reg. No.

Reg. Year

Book No.

32

2023-2024

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- VIVEK RAO-VISHAVJEET-GAURAV KUMAR-SATYA PRAKASH YADAV-SANDEEP CHOUDHARY-RAJESH GOYAL

प्राधिकृत :- thru RAKESH KUMAR OTHERMS VANESSA BUILDERS AND DEVELOPERS PVT LTD

गवाह 1 :- ANANTPAL NAMBERDAR

गवाह 2 :- MUKESH KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 32 आज दिनांक 08-05-2023 को बही नं 4 जिल्द नं 347 के पृष्ठ नं 190.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 180 के पृष्ठ संख्या 58 से 60 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 08-05-2023

उप/संयुक्त पंजीयन अधिकारी(रिवाडी)

For Vanessa Builders and Developers Private Limited

Authorized Signatory

- A. Comprised in **Khewat No. 380 Min, 541 Min, 547, 548/1, 623, 676** situated in village Kaganpur, Tehsil & Distt. Sirsa vide **Mutation No. 5968** dated 28-4-23 and Fard **Jamabandi Year 2017-18** hereinafter referred to as the "Said Land"/"Project Land";
- B. That Whereas the Executants have entered into a Collaboration Agreement dated 04-5-2023, which is duly registered on **Vasika No.1080, dated 04-05-2023**, before Tehsil & District Sirsa, Haryana of the Said Land for the Development and construction of a project under Plotted Residential Colony/Commercial/Group Housing/ Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/ Affordable Group Housing projects or any other policy scheme or notification by the Competent Authorities on the Said Land on the terms and conditions contained in the said agreement.

AND WHEREAS the said collaborator Firm **M/S. VANESSA BUILDERS AND DEVELOPERS PVT. LTD. (PAN No. AAICV5842L)**

Company Reg. act incorporated under the provisions of the Company's Act 1956, having its registered office at C/o Rajiv Gulati S/o Sh. Madan lal Gulati Ghadi Bolni Road Rewari Haryana., has requested the Executants to grant and execute a power of attorney in terms of the aforesaid Collaboration Agreement in its favor and its nominee **VANESSA BUILDERS AND DEVELOPERS PVT. LTD. (PAN No. AAICV5842L)** a Company Reg. act incorporated under the provisions of the Company's Act 1956, having its registered office at Rewari Haryana acting through its authorized signatory **Mr. Rakesh Kumar (Aadhar No 7549 4657 0389)** S/o Sh. Rajender Singh R/o 3126/108C Company Bagh Rewari & at present Flat no. G304 Manchanda & Manchanda Society Eden Garden Garhi Bolni Road Rewari to do.

NOW THE EXECUTANTS (Which expression shall, unless repugnant to the context be deemed to include its successors and permitted assigns) to be the true and lawful attorneys in their name and/or on their behalf to do and/or execute, perform or cause to be done, executed and performed 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:

1. To manage, control, supervise the said land in all respects and to represent us before the concerned authorities in this behalf.
2. To sign, submit, registered, rectify, represent and to file all the documents in this regard for and on behalf of the Company, viz, Form LC- 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 Plotted Residential Colony/Commercial/Group Housing/Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/ Affordable Group Housing projects or any other policy scheme or notification by the Competent Authorities on the said

[Signature]

[Signature]

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 along with license etc. on our behalf and to make, sign and submit 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 obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors, architects, labor contractors, workmen, electricians, plumbers, engineers and any other person (s) for completion of the construction, additions; alterations; to sign any contracts, appointment letters, representations, furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making applications and obtaining any Forms; sewerage connections, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our Attorneys lawfully deem fit and proper.
5. 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 so as to carry out any of the purposes or powers mentioned in this present 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.
6. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land/ Project with any Authority to obtain the receipts, 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.
7. To execute any Deed, to execute and register Conveyance Deed, agreement to sell, Builder Plot Buyer's Agreement, Booking receipts, Allotment Letter, Payment Receipts, Transfer Papers/sets, etc to the prospective buyers of the Said Project. Further, to execute any other document with any authority and to get the same registered with the Registration Authority.

For Vastu Builders and Developers Private Limited

Author.

Handwritten signature

8. To execute any Deed, Rectification deed and to execute any other document with any Authority and to get the same registered with the Registration Authority.
9. To do all the acts, deeds any things necessary to be done in connection with the filing a writ/suits in any Court including, District Courts, High Court/Supreme Court etc.
10. To engage Architects, project Engineers, Projects Managers, Supervisors, skilled, unskilled labor, Contractors, suppliers of various item required for constructions and development of a Plotted Residential Colony/Commercial/Group Housing/Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/ Affordable Group Housing projects or any other policy scheme or notification by the Competent Authorities on the Said Land.
11. 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 Plotted Residential Colony/Commercial/Group Housing/Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/Affordable Group Housing Project on the said land.
12. 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.
13. 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 attorneys in respect of the said land/project to be developed under the power hereby granted.
14. To represent the owner before all Govt. agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of Plotted Residential Colony/Commercial/Group Housing/Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Policy/ Affordable Group Housing projects or any other policy scheme or notification by the Competent Authorities on the said land.

For Panessa Builders and Developers Private Limited

For Signature

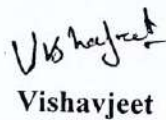
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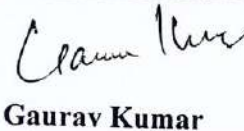
15. This General Power of Attorneys is irrevocable and we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the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

SIGNED AND DELIVERED at Rewari on the 08/05/2023 day of the 2023, 2023, in the presence of the following witnesses.

SIGNED, EXECUTED AND DELIVERED BY OWNER/(EXECUTANTS)

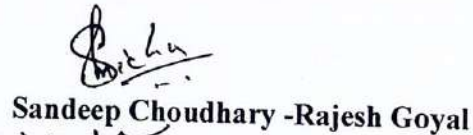

Vivek Rao


Vishavjeet

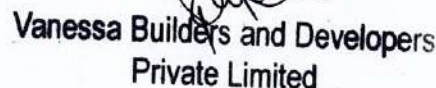

Gaurav Kumar

above said instruments is
drafted as per instruction of the
Parties to the deed drafted by me
Rakesh Kumar Advocate
Rewari (M) 9416709876

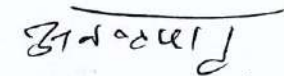
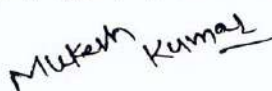

Satya Prakash Yadav


Sandeep Choudhary - Rajesh Goyal


Rajesh


Vanessa Builders and Developers
Private Limited

VANESSA BUILDERS AND DEVELOPERS PVT. LTD ,Director Rakesh Kumar


Witness:- Anant Pal Nambhaidar S/o Badli Ram R/o Hangatra Teh-Rewari

Mukesh Kumar

Witness:- Mukesh Kumar S/O Sh. Inder Dev R/O Village Khampuri Distt. Rewari

For Vanessa Builders and Developers Private Limited


Authorized Signatory