

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 17/05/2023

Certificate No. MQQ2023E313

GRN No. 102738800



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vikas Bansal

H.No/Floor : 839

Sector/Ward : 13

LandMark : Ue

City/Village : Karnal

District : Karnal

State : Haryana

Phone: 99*****55

Others : Etc



Buyer / Second Party Detail

Name : Ms Kcg Resorts pvt ltd

H.No/Floor : 839

Sector/Ward : 13

LandMark : Ue

City/Village: Karnal

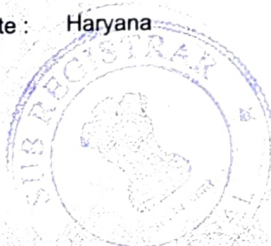
District : Karnal

State : Haryana

Phone : 99*****55

Purpose : General Power of Attorney

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Annexure A

GENERAL POWER OF ATTORNEY

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

KNOW ALL MEN BY THESE PRESENTS THAT I/we Vikas Bansal (Aadhar no 7173 1245 6508 Pan no. AHVPB1398L) S/o Sh. Kailash Chand Gupta S/o Sh. Omparkash R/o 839 Sec. 13 U.E Karnal and 2) Amit Bansal (Aadhar no 9398 2223 7036 pan no AHVPB1399M S/o Sh. Kailash Chand Gupta S/o Sh. Omparkash R/o 855 Sec. 13 U.E Karnal, Mridul Bansal (Aadhar no 8904 7882 4213, Pan no. CQPPB3272G) S/o Sh. Amit Bansal R/o 855 Sec. 13 U.E Karnal AND Kushagra Bansal (Aadhar No. 9534 5629 7988, Pan No. FFLPB1772K) S/o Sh. Vikas Bansal S/o Sh. Kailash Chand Gupta R/o 839 Sec. 13 U.E Karnal hereinafter called the "LAND OWNERS/VENDORS" hereinafter called the "EXECUTANTS" (which expression shall repugnant to the context thereof mean and include their heirs, legal representatives, successors-in-interest, nominees, assigns and all persons claiming there under) do hereby appoint, nominate, constitute and authorize **M/S K C G RESORTS PVT. LTD [CIN U55101HR2009PTCO39831] (Pan No. AAECK2303D) a private limited company incorporated under the provisions of the Companies Act, 2013, having its Registered office at **839 Sector 13 U.E. Karnal**, through its Authorized Signatory Mr. Harshit Bansal duly authorized vide Board Resolution dated _____ as my true and lawful **General Attorney**.**

- A. **A WHEREAS** the Executants / The Land Owners are inter-alia the absolute and lawful owner and is in peaceful physical possession of land measuring land measuring **WHEREAS** The land Owners are the sole and exclusive owners and in possession of land admeasuring The Land Ownerss are inter-alia the absolute and lawful Owners and is in peaceful physical possession of land measuring 98 Kanal 0 Marla
- B. Detail as under filing in Khewat No.102, Khatauni No 140, Killa No... 25//17/2(3-7)] 18(6-13), 19/1(1-17), 23/1(2-4), 23/2(5-16), 31/3(8-0), 8(8-0), 13/1/1(1-7), 13/1/2(5-7),

Anlu

[Signature]

[Signature]

[Signature]

Anlu

[Signature]

प्रलेख न:111

दिनांक:01-06-2023

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील करनाल
गांव/शहर गाँगर

धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : M0Q2023E313
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:103379076
पेस्टिंग शुल्क 3 रुपये

Drafted By: Anil Panauri adv

Service Charge:200

यह प्रलेख आज दिनांक 01-06-2023 दिन गुरुवार समय 4:31:00 PM बजे श्री/श्रीमती /कुमारी
VIKAS BANSAL पुत्र KAILASH CHAND GUPTA AMIT BANSAL पुत्र KAILASH CHAND GUPTA KUSHAGRA
BANSAL पुत्र VIKAS BANSAL Mridul Bansal पुत्र Amit Bansal निवास KArnal द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
VIKAS BANSAL AMIT BANSAL KUSHAGRA BANSAL Mridul Bansal

उप/संयुक्त पंजीयन अधिकारी (करनाल)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Ms KCG RESORTS PVT LTD मार्फत HARSHIT BANSAL हाजिर है। प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी सुमेरचन्द नम्बरदार पिता रति राम निवासी
दहा व श्री/श्रीमती /कुमारी बलवान सिंह पिता जय सिंह
निवासी दिल्ली 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 (करनाल)

13/2(1-7), 18(7-11), 23(1-1), [52 Kanal 10 Marla owner is Amit Bansal & vikas Bansal in equal Share) and Khewat No 103, Khatauni No. 141, killa no 25//19/2 (4-10), 21 (8-0), 22 (7-12), 31//1/1 (7-0), 1/2 (0-10), 2/1 (1-11), 2/2 (5-19), 9 (8-0), 10 (8-0), 26 (1-0), Kitta-10, rakba 52 kanal 2 marle ka 201/521 bhag bakadar 20 kanal 2 marle (owner is Vikas Bansal 121/521 Share & Amit Bansal 80/521 Share) and Khewat No. 104 min, khatauni no 142 min, killa no 31//19 (3-5), 32//6 (8-0), kitta-2, Rakba 11 kanal 5 marle (owners Amit Bansal and Vikas Bansal is equal Share) ana Khewat No- 104 min, khatauni No. 142 min killa no 31//11/1(2-14), 12/2(7-7), 32//15/1/1(4-2), kitte -3, Rakba 14 kanal 3 marla (owner Kushagra bansal and mirdul Bansal in equal share) (total rakba 98 Kanal 0 Marla) **to the above share each** in the total area to **98 Kanal 0 Marla or 12-25 Acres**, situated in the revenue estate of **Village Gangar, Tehsil and District Karnal, Haryana** vide Jamabandi for the Year 2019-20 and mutation no 999, 1010, 1022 1023, 1025, 1026 and as marked in red in the Shajra Plan annexed as **Annexure - I** (hereinafter referred to as the **"Said Land"**) vide Jamabandi for the Year 2019-20 and mutation no 999, 1010, 1022 1023, 1025, 1026 hereinafter been referred to as as **"Project Land"**;

- B. AND WHEREAS** the **EXECUTANTS** and **M/S K C G RESORTS PVT. LTD** through Sh.Harshit Bansal (A.S) have executed a **Collaboration Agreement dated** _____ for development of residential / commercial Project **("Project")** on the said Land on the terms and conditions mentioned therein **("Collaboration Agreement")**; and
- C. AND WHEREAS** Subject to the terms of the said **Collaboration Agreement**, the **EXECUTANTS** have, inter alia, agreed to execute a power of attorney in favour of **M/S K C G RESORTS PVT. LTD** authorizing it to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction, development, marketing, sale and maintenance of the Project, in the manner hereinafter appearing.

NOW KNOW ALL THAT THESE PRESENTS WITNESSETH THAT I/WE THE EXECUTANT do hereby nominate, constitute and appoint **M/S K C G RESORTS PVT. LTD** through its authorized representative Sh.Harshit Bansal (hereinafter referred to as the **"ATTORNEY"**, which expression shall, wherever the context permits, mean and include its successors and permitted assigns) as my true and lawful general power of attorney holder to do the following acts, deeds and things in my name and on my behalf in respect of the Project, for development and sale of the Project in terms of the Collaboration Agreement:

1. To enter upon the Project Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project subject to the terms of Collaboration Agreement.
2. To undertake construction and development of the Project either itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto subject to the terms of Collaboration Agreement.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental and other authorities in respect of matters relating to grant of licenses, approvals, sanctions, consents and renewals/ extensions thereof



Reg. No.

Reg. Year

Book No.

111

2023-2024

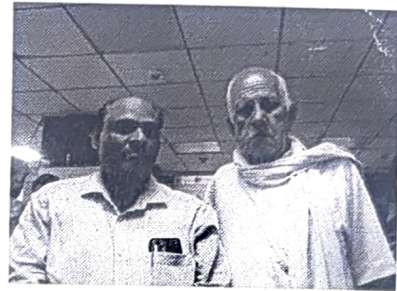
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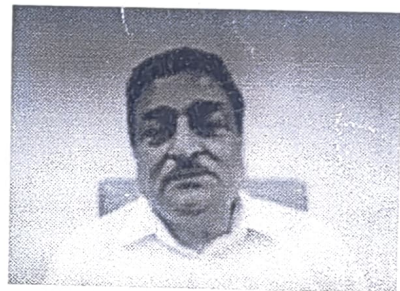
पेशकर्ता



प्राधिकृत



गवाह



उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- VIKAS BANSAL AMIT BANSAL KUSHAGRA BANSAL Mridul
Bansal

प्राधिकृत :- Ms KCG RESORTS PVT LTD मार्फत HARSHIT
BANSAL

गवाह 1 :- सुमेरचन्द नम्बरदार

गवाह 2 :- बलवान सिंह

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 111 आज दिनांक 01-06-2023 को बही नं 4 जिल्द नं 60 के पृष्ठ नं 174.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 988 के पृष्ठ संख्या 55 से 58 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 01-06-2023

उप/सयुक्त पंजीयन अधिकारी(करनाल)


under applicable laws, rules, regulations, orders, notifications, for and in respect of the development of the Project and in particular the following, viz.,

- a) to apply for, submit and follow up application for obtaining the letter of intent and the License from the office of Director of Town and Country Planning, Haryana, for development of the Project on the Project Land as per the terms of Collaboration Agreement;
 - b) to submit layout plans, building plans and zoning plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the ATTORNEY may desire;
 - c) to apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof) and any like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions, approvals and no-objections from the aforesaid authorities and its department(s);
 - d) to appear and represent the EXECUTANT before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the Project;
 - e) generally to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, completion, marketing and occupation of buildings, structures for development of the Project on the Project Land; and
 - f) To submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the EXECUTANT, as required from time to time for development of the Project.
4. To do all such acts, deeds and things as may be required for making the Project Land fit and proper for the purposes of the development and construction of the Project thereupon.
 5. To construct, reconstruct, repair, improve upon or otherwise develop the Project or any part or portion thereof in accordance with the building plans and specifications, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/ engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf.
 6. To commence, carry out and complete and/or cause to be commenced, carried out and/or completed, at the ATTORNEY's costs, construction work of the Project and every part thereof in accordance with the building plans, commencement certificate and specifications and to do all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.
 7. To prepare and/or get prepared and to submit and file with all concerned authorities, government or otherwise applications for grant and/or issue of permits, quotas, licenses and authorizations for allotment of cement, steel and



other controlled building material that may from time to time be required for the purpose of construction and erection of building(s) on the Project and for that purpose to appear before any authority or officers to make any statement and give any particulars as from time to time be necessary and/or required to be obtained and take delivery of such building materials to which said licenses, permits, quotas or authorizations may relate and to utilize the same for the purpose of development of the Project.

8. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc., as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the EXECUTANT before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time for development of the project.
9. To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them and to execute appropriate writings in their favour authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, no-objections and permissions for the construction and development of the Project.
10. To deal with and correspond with and make necessary applications to the concerned authority for obtaining connections for electricity and water supply for the Project and to obtain necessary orders in pursuance thereof and to do or caused to be done all necessary acts for laying the water lines, sewerage lines, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Project and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required by the authorities concerned.
11. To attend to, to manage, look after, watch, examine and take care of the Project Land/Project or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and /or being made hereafter and/or erected or constructed by any person or persons or body on the Project Land or any part or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person or persons or body.
12. To procure / obtain at its i.e. Attorney's own risk, liability, responsibility and cost such financial assistance from any financial institution/ banks by creating a charge on attorney's share of the receivable from the Project Land (as defined in the Collaboration Agreement) as security for its debt/ repayment obligations and for development of the Project, subject to the terms and conditions stipulated in the Collaboration Agreement.
13. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.



14. To do all marketing, publicity, putting/ displaying hoardings at the site and any other place and advertising activities and make advance bookings and to allot, lease, sub-lease, license, sub-license, the units in the Project.
15. Subject to clause-14, mentioned herein above, to collect and receive from the allottees, lessees, acquirers, occupants, transferees or purchasers of the units comprised in the Project, the entire allotment consideration, lease rentals, license fees, sale consideration, charges or price as aforesaid and shall deposit the same in Project Account and may appropriate the same towards Project related expenses and also to receive and collect or demand the rent/ license fee, in case of lease/ license, and maintenance charges from the occupants and to sign and execute and/or give proper and lawful discharge for the receipts.
16. To payback any applicant/Prospective buyer any amount required to be refunded as per the laid down norms of the Policy.
17. To manage and maintain the Project either on its own or through any maintenance agency appointed in accordance with the Collaboration Agreement and to fix such maintenance charges as may be deemed expedient by the ATTORNEY in consultation with the Executant.
18. If required, to take all necessary steps for the registration of a company, society, association, etc., of the owners and other occupants of the Project, registered under the applicable law and for that purpose to sign and execute all necessary forms, applications, papers and writings before the concerned authorities and to do all other acts, deeds, matters and things necessary for registration of the company/ society/ association and to obtain registration certificate.
19. To bear and pay all taxes, cess, charges, levies and any other outgoings payable in respect of the Project upon receipt of possession of the Project Land and to further bear and pay all taxes, cess, charges, levies and any other outgoings, including but not limited to, income tax, sales tax, service tax and value added tax, upon construction and development of the Project in pursuance of the Collaboration Agreement.
20. To evict the tenant/ unauthorized occupant/ trespasser on the Project Land, to initiate and file suits or any legal proceedings in court/ tribunal of competent jurisdiction, appoint any pleader/ advocate, compromise and withdraw any proceeding/ cases in respect thereto and to do all acts which may be required in respect thereto.
21. To appoint any other general/ special power of attorney and delegate all or any of the powers given under this Power of Attorney.
22. That this General power of Attorney **is irrevocable** and shall remain valid and the EXECUTANTS shall ratify all the acts, deeds and things done in pursuance of this power of attorney including the appointment of further attorney(s) subject to the terms and conditions mentioned in the Collaboration Agreement made by us with ATTORNEY.



IN WITNESS WHEREOF, the EXECUTANT have set their hand to this writing at Gurugram on this _____ Day of _____ 2023.

Signed, Sealed and Delivered

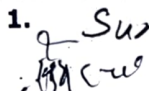



EXECUTANTS

Accepted by the ATTORNEY



WITNESSES:

1.  Sumar Chandel  Kumar
2. Sh. Balwan Singh S/o Sh. Jai Bhagwan R/o 643 apni colony Alipur Garhi delhi-110036

