

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 11/03/2022

Certificate No. GFK2022C53



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

GRN No. 88128565



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: P N G housing pvt ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : Cuttack road jharpara

City/Village : Bhubneshwar

District : Bhubneshwar

State : Odisha

Phone: 75\*\*\*\*\*54



**Buyer / Second Party Detail**

Name : Sudish Finance Services pvt ltd

H.No/Floor : 806/807

Sector/Ward : Na

LandMark : Best sky tower nsp

City/Village: Pitampura

District : New delhi

State : Delhi

Phone : 75\*\*\*\*\*54

Purpose : GPA

211

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**

BE IT KNOWN TO ALL that P.N.G. Housing Pvt. Ltd. having its office at Cuttack Road, Jharpara, Bhubneshwar Odisha through its duly authorised person Mr. Gautam Budhraja vide board resolution dated 14<sup>th</sup> March, 2022 (hereinafter referred to as "Executants").

WHEREAS being lawful owners of Land bearing Khewat No.1050, Khatoni No.1075, Rect. No.29, **5 min (6-16)** measuring 6 kanal 16 marla, Khewat No.129, Khatoni No.132, Rect. No.30, Killa No.2/3(1-16), 3/1(1-12) measuring 3 kanal 8 marla, Khewat No.701, Khatoni No.720, Rect. No.19, Killa No.21/2(3-11), Rect. No. 20, **Killa No.24/2/2 min (0-17)**, 25/2(5-11), Rect. No.30, Killa No.1(8-0), 2/2(0-12),

For P.N.G. Housing (P) Ltd.

Director  
OWNERS

For Sudish Finance Services Pvt. Ltd.

Authorised Signatory  
DEVELOPER

प्रलेख न:211

दिनांक:14-03-2022

**डीड संबंधी विवरण**

डीड का नाम GPA  
तहसील/सब-तहसील Manesar  
गांव/शहर नौरांगपुर

**धन संबंधी विवरण**

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये  
स्टाम्प नं : GFK2022C53 स्टाम्प की राशि 1000 रुपये  
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:88300044 पेस्टिंग शुल्क 3 रुपये

Drafted By: C P BATHEJ ADV GGM

Service Charge:200

यह प्रलेख आज दिनांक 14-03-2022 दिन सोमवार समय 1:15:00 PM बजे श्री/श्रीमती /कुमारी  
P N G HOUSING PVT LTD thru GAUTAM BUDHRAJAOTHER निवास CUTTACK ROAD JHARPARA  
BHUBNESHWAR ODISHA द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता  
P N G HOUSING PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी M S SUDISH FINANCE SERVICES PVT LTD thru NEERAJ KUMAR  
MISHRAOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी ASHOK KUMAR पिता --- निवासी ADV  
GGM व श्री/श्रीमती /कुमारी ARUN KUMAR पिता MOOL CHAND  
निवासी 683 SEC 22 GGM 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 (Manesar)

measuring 18 kanal 11 marla, Khewat No.806 Khatoni No.826 Rect. No.19, Killa No.20(7-11), 21/1(4-9), measuring 12kanal,Khewat No.986 Khatoni No.1009 Rect. No.30, Killa No.2/1(5-12), measuring 5 kanal 12 marla **total measuring 46 kanal 7 marla (5.79375 Acres)** situated within the revenue estate of village Naurangpur, Tehsil Manesar District Gurugram the executants are competent and entitled to deal with the same in any manner deemed fit by them. The Executants have entered into Collaboration Agreement Vasika No. ~~12935~~ dated 14.03.2022 with M/s Sudish Finance Services Pvt. Ltd. having its registered office at 806-807, Best Sky Tower, NSP, Pitampura, New Delhi- 110034, through its duly authorised person **Mr. Neeraj Kumar Mishra**

WHEREAS in terms of the aforesaid agreement of collaboration, the Executants had agreed to execute a general Power of Attorney in favour of the - Sudish Finance Services Pvt. Ltd --or its nominees and accordingly, the Executants hereby jointly and severally nominate, appoint and constitute the nominees of M/s Sudish Finance Services Pvt. Ltd namely Shri Ashok Kumar son of Late Sh. Jagdish Kumar resident of 125, Deepali, Pitampura, Gate No. 1, New Delhi-110034 and / or Vikas Garg son of Sh. Ashok Kumar resident of 125, Deepali, Pitampura, Gate No. 1, New Delhi-110034 as their Power of Attorney and authorize them, either jointly or severally, to do the following acts, deeds and things for carrying out the intents and objects of the Collaboration agreement with full authority to do the following, acts, deeds and things for and on behalf of Executants and in name of the Executants:-

1. To make necessary applications to, sign all papers, to give undertakings, filing of security/ bond/ bank guarantee, etc., to appear before the Local Government Bodies, Director Town and Country Planning (DTCP), Haryana Urban

For P.N.G. Housing (P) Ltd.  
  
Director

OWNERS

For Sudish Finance Services Pvt. Ltd.  
  
Authorised Signatory

DEVELOPER

Reg. No.

Reg. Year

Book No.

211

2021-2022

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru GAUTAM BUDHRAJAOTHER P N G HOUSING PVT LTD

प्राधिकृत :- thru NEERAJ KUMAR MISHRAOTHERM S SUDISH FINANCE SERVICES PVT LTD

गवाह 1 :- ASHOK KUMAR

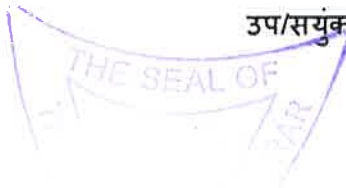
गवाह 2 :- ARUN KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 211 आज दिनांक 14-03-2022 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 193.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 32 के पृष्ठ संख्या 66 से 67 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 14-03-2022


उप/संयुक्त पंजीयन अधिकारी (Manesar)



Development Authority (HUDA), RERA, and do all such other acts which are essential for getting the use of land changed from agricultural to plotted colony /commercial colony or such others similar use.

2. To make necessary applications to, sign all papers, to give undertakings, filling of security/ bond/ bank guarantee etc, to appear before the State Pollution Control Board, Ministry of environment and forest, Central and State Government, and all other statutory and legal authorities for the purpose of getting environment clearance/ approval for the said project.
3. To pay the fee of the banks as well as of the advocate engaged by the Attorney, if any, to engage an advocate or solicitor for advice and preparation and approval of the documents to be executed.
4. To claim refund, receive the refund of the licence fees and all other charges & fees paid for the said project in DEVELOPERS name if the said amount is to be received back by the DEVELOPERS;
5. To file suits and other legal proceeding in proper courts for recovering rents and compensation and other amounts from the premises occupied by him or for any other ground whatsoever.
6. To pay and allow all taxes, assessment charges, expenses and all other payments and outgoings whatsoever due and payable, to become due and payable for or on account of our said properties to the authorities concerned.

For P.N.B. Housing (P) Ltd.



Director

OWNERS

For Sudish Finance Services Pvt. Ltd.



Authorised Signatory

DEVELOPER



7. To file affidavits or reply to any letters or notices to the appropriate authority or any other authority in respect of the said property.
8. To defend the suits / cases by carrying out the appropriate legal proceedings or such other legal recourse, which may be, deemed fit and necessary in the circumstances of the particular case.
9. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement dated 14.03.2022
10. To sign the zoning plan/building plan for the approval of project, to file it with the concerned authority.
11. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for constructing building on the plot in terms of the said Collaboration Agreement dated 14.03.2022
12. To enter into agreement(s) to sale, receive sale consideration payable by the allottee(s)/ purchaser(s) of plots/flats/ commercial units that falls to Developer's share under the Collaboration Agreement and the attorney is also entitled to and also receive and give acknowledgement for such receipts.
13. To sign necessary transfer forms for transferring of the said commercial units / plots/flats in the name of the purchasers in the records of concerned local authorities in terms of the collaboration agreement and to execute any other documents incidental to deed(s) of conveyance, if required.

For P.N.G. Housing (P) Ltd.  
  
Director

OWNERS

For Sudish Finance Services Pvt. Ltd.

  
Authorised Signatory

DEVELOPER





14. To lodge deed(s) of conveyance and other documents, if any, executed and requiring registration in the office of the Registrar or sub- Registrar of Assurances concerned and/ or to admit execution made before him and to execute the sale deed/conveyance deed / lease deed / mortgage deeds of the plots/commercial units / flats mortgage deed in respect of the plots/commercial space/constructed residential units / flats as per the requirement of the time and necessity of the attorney in terms of the collaboration agreement.
15. To give formal possession of the plots/ apartments/commercial units purchased by individual buyer by handing over vacant possession of such plot/apartment/commercial unit subsequent to execution of sale deed (s) or on such other terms as decided by the attorney.
16. To pay stamp duty registration charges in respect of the said document.
17. To execute on the loan being sanctioned by the bank, a promissory notes(s) and other incidental document(s) as may be required by the bank for proposed plots/built up flats/ shops/ office/ spaces.
18. To pay the fee of the banks as well as of the advocate engaged by the Attorney, if any, to engage an advocate(s) or solicitor(s) for advice and preparation and approval of the documents to be executed.
19. To lease the plots/ commercial unit / office space/ flats/ apartment on payment of rent or otherwise and to receive and recover from all tenants and other occupants all rents, arrears of rents, compensation, profits and all other money now due and payable or at any time hereinafter to become due and payable in respect of the said premises for occupying the same or otherwise in any manner whatsoever. And on non-payment of any sum as aforesaid to take legal proceedings according to law.

For P.N.S. Housing (P) Ltd.

OWNERS

For Sudish Finance Services Pvt. Ltd.

Authorised Signatory

DEVELOPER



20. To claim refund, receive the refund of the licence fees and all other charges & fees paid for the said project in Promoter(s) name if the said amount is to be received back by the promoter(s);
21. To file suits and other legal proceeding in proper courts for recovering rents and compensation and other amounts from the premises occupied by him or for any other ground whatsoever.
22. It is expressly clarified that each and every power enumerated herein shall be in respect of understanding as expressly provided in the Collaboration Agreement dated 14.03.2022 and for the purpose and to the extent of area plots / commercial units / flats/shops that falls to the share of developer only.
23. To do generally all other acts and things as are necessary or are required to be done by the developer of the said Project for plotted development/commercial development and constructing building on the plot in terms of the said Collaboration Agreement dated 14.03.2022
24. That all the powers enumerated here in, shall come into force from the date of receipt of License from the competent authorities with regards to the said land.
25. That this Power of Attorney is irrevocable and we shall ratify all the acts, deeds and things done in pursuance of this power of Attorney.

That this Power of Attorney is irrevocable.

GENERALLY to do all such acts, deeds and things, as our attorney(s) may deem fit and proper so as to give effect to the powers mentioned hereinabove. All acts, deeds and things done or caused to be done by our attorney(s) aforesaid, shall be deemed to have been done for and on our behalf and shall have the same effect as if the same has been done by us personally and we do hereby state that all such acts, deeds and things shall be ratified by us.

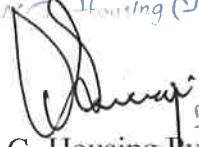
For P.N.G. Housing (P) Ltd.  
  
OWNERS Director

For Sudish Finance Services Pvt. Ltd.  
  
Authorised Signatory  
DEVELOPER



IN WITNESS WHEREOF, the Executants have signed this Power of Attorney on this  
14<sup>th</sup> day of March, 2022 at Gurgaon

For P.N.G. Housing (P) Ltd.

  
Director  
P.N.G. Housing Pvt. Ltd  
Executants


For Sudish Finance Services Pvt. Ltd.


  
Authorised Signatory


Sudish Finance Services Pvt. Ltd  
through its duly authorized person  
Shri .....

Witnesses

1.

2.   
Arun Kumar  
Sr. Sh. Maulchand  
H.No 683 Sec 22  
Gurgaon

3.   
Anu Mittal s/o  
Late Sh. G.P. Mittal  
H/o Soha Gurgaon.

  
ASHOK KUMAR SHARMA  
Advocate  
DISTT. COURTS, GURUGRAM  
REG. No. 3403

OWNERS

DEVELOPER

