



Indian-Non Judicial Stamp Haryana Government



Date : 10/10/2022

Certificate No. G0J2022J1517



GRN No. 95249316

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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Care Realtech Pvt Ltd

Pl.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 87*****40



Buyer / Second Party Detail

Name : Hcbs Promoters and Developers pvt ltd

Pl.No/Floor : Na

Sector/Ward : Na

LandMark : Na

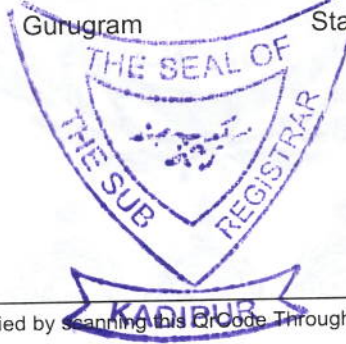
City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 87*****40

Purpose : SPA

120
11-10-2022The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY made on this ...11th day of oct. 2022 by **M/s Care Realtech Pvt. Ltd.** through its Authorized Representative Mr. Surender Singh Kadyan (9096-2687-7166) authorized vide board resolution dated 10th October 2022 (hereinafter referred to as **"The Executant"**).

WHEREAS the Executant is in possession of the agricultural land in revenue estate of Village Dhankot, Sector 102, Tehsil Kadipur, Distt. Gurugram, Land admeasuring Khewat/ Khata No. 660/ 687 (As per Jamabandhi Year 2020-21), Rectangle No. 55, Killa No. – 6 (7-16), 15 (8-0), Rectangle No. 56, Killa No. – 11/1 (8-5), Kitta 3, Land measuring 24 Kanal 01 Marla vide mutation no. 4345 & 6002 to the extent of half Share i.e 12 Kanal 0.5 Marla (hereinafter referred to as the 'said land' which shall include the land beneath and all resources comprised therein).

AND WHEREAS the **Executant** contemplates to DEVELOP the said land into a real estate project whether DDJAY project and/or any other planned project and being not fully equipped to execute and complete the work of development of the proposed residential colony/group Housing

For CARE REALTECH PVT LTD

Authorised Signatory

For HCBS Promoters & Developers Pvt. Ltd.

Auth. Signatory / Director

प्रलेख न:120

दिनांक:11-10-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	कादीपुर
गांव/शहर	धनकोट
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0J2022J1517	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:95259139 पेस्टिंग शुल्क 3 रुपये
Drafted By: PARMINDER YADAV ADV	
Service Charge:200	

यह प्रलेख आज दिनांक 11-10-2022 दिन मंगलवार समय 1:17:00 PM बजे श्री/श्रीमती /कुमारी CARE REALTECH PVT LTD thru SURENDER SINGH KADYANOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

For CARE REALTECH PVT LTD

Authorised Signatory

हस्ताक्षर प्रस्तुतकर्ता
CARE REALTECH PVT LTD

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

संयुक्त सब रजिस्ट्रार
कादीपुर (गुरुग्राम)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी HCBS PROMOTERS AND DEVELOPERS PVT LTD thru KULDEEP KUMAROTHER हाजिर है । प्रतु प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी T C KHATANA पिता --- निवासी ADV GURURGAM व श्री/श्रीमती /कुमारी SUBHASH पिता DHARMPAL निवासी VILL RAHAKA TEH SOHNA GGM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

संयुक्त सब रजिस्ट्रार
कादीपुर (गुरुग्राम)

HCBS Promoters & Developers Pvt. Ltd.

For CARE REALTECH PVT LTD

Authorised Signatory

Authorised Signatory

Project/commercial project and/or any other planned project and had approached the **Attorney**, who is engaged in the development of Real Estate as its object, and has good reputation and experience in this line of business and could pursue to obtain all requisite permissions, sanctions and approvals from all concerned authorities and departments as the case may be and the Executant in pursuance of the said object had entered into a **Collaboration Agreement Registered vide deed no. 7676 dated 09.09.2022** wherein the parties agreed for development of a planned real estate project over the said land as per the terms and conditions appearing therein.

And whereas to give effect to the said collaboration agreement and the terms and conditions stated therein, it is necessary for the Executant to appoint the Developer, Attorney herein, as its **POWER OF ATTORNEY** to enable it to effectively develop the said land into the planned real estate project so agreed and to avail all necessary and requisite exemptions, permissions, licenses and sanctions etc. from the appropriate and competent authorities and to do all necessary and requisite acts on behalf of the **EXECUTANT**.

Now, before there presents, **M/s Care Realtech Pvt. Ltd** (Pan No. AACCC9989R) having its office at Plot No. 137, Sector 27, Gurugram, Haryana, through its Authorised Representative Mr. Surinder Singh Kadyan (Aadhaar No. 9096-2687-7166) authorised vide board resolution dated 10.10.2022, do hereby appoint, authorise and constitute the Developer M/s HCBS Promoters & Developers Pvt. Ltd., (Pan no. AABCH5904J) having its office at Plot No. 137, Sector 27, Gurugram, Haryana, through its Authorised Representative **Sh. Kuldeep Kumar** (Aadhaar No. 2916-4808-4944) authorised vide board resolution dated 10.10.2022, as my true and lawful attorney to do and execute and perform all or any of the following acts, deals, matters including:

1. To enter upon the said land and take actual, physical possession of the said land and to carry out survey of the said land and to demarcate the said land and to effect all necessary and requisite improvements in the said land.
2. To choose the development of the said land and to finalise the name, layout plans, revised layout plans and internal layouts and designs, facilities and services to be provided and all other development plans for the said land.
3. To file requisite and necessary applications along with supporting documents in the concerned Department/Ministry or office of any other statutory or other body including the office of Town Country Planning, Haryana & other offices of the

For CARE REALTECH PVT LTD


Authorised Signatory

For HCBS Promoters & Developers Pvt. Ltd.


Auth. Signatory / Director

Reg. No.

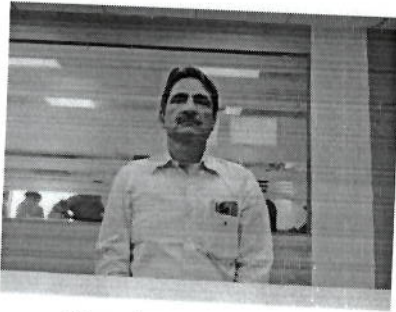
Reg. Year

Book No.

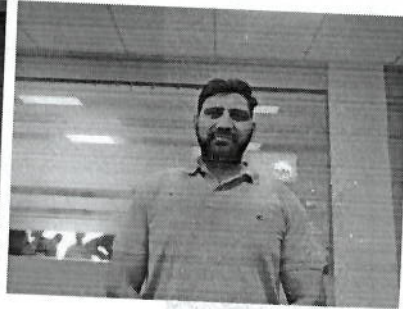
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2022-2023

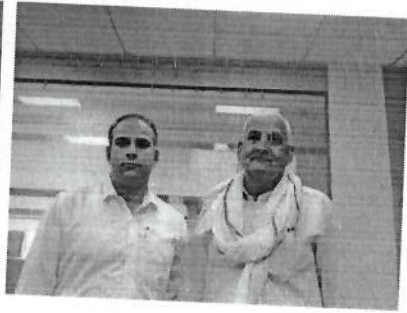
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पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru SURENDER SINGH KADYANOTHER CARE REALTECH PVT LTD

प्राधिकृत :- thru KULDEEP KUMAROTHERHCBS PROMOTERS AND DEVELOPERS PVT LTD

गवाह 1 :- T C KHATANA

गवाह 2 :- SUBHASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 120 आज दिनांक 11-10-2022 को बही नं 4 जिल्द नं 3 के पृष्ठ नं 178 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 15 के पृष्ठ संख्या 29 से 30 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 11-10-2022



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)
संयुक्त सब रजिस्ट्रार
कादीपुर (गुरुग्राम)

FOR CARE REALTECH PVT LTD

Authorised Signatory

Government of Haryana and Government of India and Municipal bodies & local authorities and to appear, approach, represent and carry on correspondence with the concerned Authority or Officer for obtaining requisite permissions, sanctions and approvals for the development of the said land into the requisite real estate project and to pay the requisite fees and charges for the same.

4. To choose the architects, designers, contractors and other service providers for the best development of the said real estate project, along with preparation and plan the budget & costing of the whole project and to choose the available finance options for the said project.
5. To approach the financiers and other banking and nonbanking institutions for raising finance for the development of the said project and to execute necessary documents and applications for the same purpose and to create any kind of mortgage or encumbrance as security for the said finance.
6. To carry out all kinds of construction and development work for developing the said land into the said real estate project.
7. To apply for and obtain requisite sanction from Govt. Agency, Electric, water and other utility connections over the said the land as required for the purposes of development of the said land and to install requisite meters etc. and as may be required for the proper occupation and use of the said land and to discharge the regular bills for the same.
8. To prepare the marketing and advertising schemes of the said project and to appoint the Authorized Brokers and Dealers for the said project.
9. To enter into agreements for sale of the units/ plots/ Shops etc to be constructed and developed in the said project with prospective buyers on ownership or leasehold basis and to take advances all payments in respect thereof pertaining to developers share and to give requisite possession and after demarcation of the area of the Executant, convey the respective units to the prospective buyers by execution and registration of

For CARE REALTECH PVT LTD

Authorized Signatory

For HCBS Promoters & Developers Pvt. Ltd.

Auth. Signatory / Director



Authorized Signatory / Director
Kadipur Promoters & Developers Pvt. Ltd.

Authorized Signatory
For CARE REALTECH PVT LTD

necessary allotment letter, BBA, conveyance deeds etc. pertaining to developers share.

10. To manage the sale and bookings to the perspective buyers and to take advance money, payments and discharge receipts in developers name and to avail necessary service & transfer charges for the same.
11. To have the real estate project authorised and registered under the statutory and other authorities including the authorities and the RERA.
12. To take the refund of all fees, security deposit and other charges of whatsoever nature deposited by the Attorney with various Statutory Authorities for seeking various approvals etc. for the said residential colony/Group Housing Project/commercial project and/or any other planned project.
13. To insure the project and all insurable subject matters and lives against all risks and perils including and not limited to Fire, theft, tempest, riots, civil commotion and malicious acts, explosions, short circuits, floods, earthquakes etc.
14. To ask and receive all cesses and taxes and external and internal development charges and other government levies and penalties from the prospective buyers and customers of the real estate project.
15. To sign, verify, execute, contest & defend and attest any documents, representations, affidavits, applications or pleadings, appeals, revisions, review petitions, Writ Petitions to be filed before Officer, Authority, Department, Magistrate, Tribunal, Court of Law or Judicial Body, Forum or Quasi Judicial Authority established by law having territorial or subject matter jurisdiction and the Hon'ble Supreme Court of India.
16. And to do all other necessary, ancillary and other requisite acts for the above purposes of purchase and carrying out the development of the said land into the contemplated

For CARE REALTECH PVT LTD

Authorised Signatory

For HCBS Promoters & Developers Pvt. Ltd.

Auth. Signatory / Director



Authorised Signatory
For CARE REALTECH PVT LTD

Authorised Signatory
For CARE REALTECH PVT LTD

real estate project also to do all acts, transfer of any portion of land to any Government agency, if required under the DDJAY policy and also to get the license granted.


17. I hereby declare that the powers and authorities granted shall remain in force all through the time the said project is fully and properly developed as per the collaboration agreement and in accordance with the statutory provisions, rules and regulations and that the requisite transfer and conveyance and hand over of the units so constructed have been given and the project is in full functioning and till the authority is so required thereafter.

18. This Special Power of Attorney stands irrevocable.

Whereas the Executant above named have put his signature on the present special power of attorney in the presence of the following witnesses on the day, month and year mentioned above.

Witnesses

1. 
T.C. KHATANA
Advocate
Distt. Court, Gurgaon

2. 
WITNESS
SUBHASH CHAND S/O DHARMAL
VILL- RAHAKA TEH- SOHNA GURUGRAM

Parties

For CARE REALTECH PVT LTD

Authorised Signatory
EXECUTANT

ATTORNEY

For HCBS Promoters & Developers Pvt. Ltd.

Auth. Signatory / Director

For CARE REALTECH PVT LTD

Authorized Signatory



Authorized Signatory & Developers Pvt. Ltd.

Authorized Signatory / Director