

Special Power of Attorney



**Indian-Non Judicial Stamp
Haryana Government**



Date : 25/04/2018

Certificate No. G0Y2018D1491



GRN No. 33737120



Stamp Duty Paid : ₹ 500
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lion Infradevelopers Llp

H.No/Floor : 10

Sector/Ward : B1

LandMark : Local shopping complex third floor

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0000000000



Buyer / Second Party Detail

Name : Vibhor Home developers Pvt ltd

H.No/Floor : 11

Sector/Ward : Na

LandMark : Dda janta flat

City/Village : Panchshil park

District : South delhi

State : New delhi

Phone : 9811000240

Purpose : SPA

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

SPECIAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed on this 30th day of April, 2018.

BY

LION INFRADEVELOPERS LLP, having its registered office at Plot No. 10, 3rd floor, Local Shopping Complex, B1, Vasant Kunj, Delhi-110079, acting through its Authorized Signatory, Mr. Sandeep Kumar, (hereinafter referred to as the EXECUTANT/ OWNER).

IN FAVOUR OF

M/S Vibhor Home Developers Pvt. Ltd.(PAN NO. AACCV1383J) Having its registered office at Flat No.11, DDA Janta Flat , Panchshil Park , Shivalik Road New Delhi, through its authorized signatory Mr. Brahm Dutt vide board of resolution dated 25.04.2018 passed in meeting of the board of the directors of the company (hereinafter referred to as the ATTORNEY/ DEVELOPER).

Sandeep

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील सोहना
गांव/शहर Sohna

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 100 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये
पेस्टिंग शुल्क 2 रुपये

Drafted By: Self

Service Charge: 100

यह प्रलेख आज दिनांक 30-04-2018 दिन सोमवार समय 2:15:00 PM बजे श्री/श्रीमती /कुमारी

Lion Infradevelopers LLP thru Sandeep Kumar OTHER निवास Plot No 10 3F Vasant Kunj Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sandeep

हस्ताक्षर प्रस्तुतकर्ता
Lion Infradevelopers LLP



al
उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Vibhor Home Developers Pvt Ltd thru Mahesh Kumar OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Bharm Parkash Numberdar पिता --

निवासी Raisina Sohna व श्री/श्रीमती /कुमारी Uday Singh पिता Jai Lal

निवासी Haji Pur Sohna ने की।

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

al
उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

दिनांक 30.04.2018

WHEREAS the Owner/Executant is the owner and in possession and otherwise well and sufficiently entitled to, all that piece and parcel of land bearing **Khewat/Khata No.725/773,1375/1641,1376/1442,333/360 Rect. No. 27 Killa No. 8/2(2-4), 9/2(5-2), 10(8-0) Rect. No. 28 Killa No.6/1(2-4) Field 4 Land measuring 17Kanal 10 Marla full share situated in the revenue estate village Sohna, Tehsil: Sohna & District Gurugram, Haryana, (hereinafter referred to as the "Said Land")**.

AND WHEREAS in terms of the clause 17 of the Development Agreement dated **30th** April 2018, the Executant has agreed/undertaken to execute power of attorney in favour of the said developer to carry out the objects specified in the development agreement.

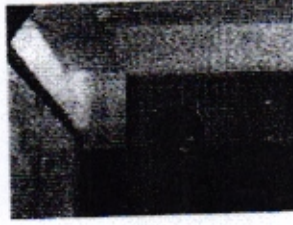
NOW BY THIS POWER OF ATTORNEY WE HEREBY nominate, constitute and appoint **Vibhor Home Developers Pvt. Ltd.** above named, which may act through any of its authorized representative as my true and lawful Attorney with full authority to jointly / severally do the following, acts, deeds and things for me and on my behalf and in my name:

1. To enter upon the Said Land forming subject matter of the said Development Agreement, survey the same, prepare layout and service plans, submit application for grant of license/ renewal/ extension to the concerned authorities, prepare building plans and submit the same for sanction to appropriate authority and carry out the development work, construction and completion of a residential plotted colony on the Said Land and to carry out necessary formalities to the said sanction.
2. To represent me in all the offices of President of India, Governor of State, Town and Country Planning Department, Income Tax Department, Municipal Committee, HUDA, Industrial Dept., Land Acquisition Office of Haryana or any other office or competent authority of the Haryana State, Electricity Board, Water Authority, BSNL, Competent authorities for obtaining various Group Housing or Commercial complex licenses, permits permissions and or sanctions or any other Government Authority, Local Body and to sign and make any letter document, representation and petition for all and any licenses, permissions and consents required in connection with the work of development and construction of residential plotted colonies on the Said Land and for purposes incidental there to and make payment of charges due and receive refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.
3. To apply for and obtain water connections, sewerage, disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back their refunds which may be due.

Sandeep



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी
संयुक्त सब रजिस्ट्रार

पेशकर्ता :- thru Sandeep Kumar OTHER Lion Infradevelopers LLP Sandeep

सोहना

प्राधिकृत :- thru Mahesh Kumar OTHER Vibhor Home Developers Pvt Ltd Mahesh

गवाह 1 :- Bharm Parkash Numberdar Bharm Parkash

गवाह 2 :- Uday Singh Uday Singh

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4 आज दिनांक 30-04-2018 को बही नं 4 जिल्द नं 127 के पृष्ठ नं 85 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 37 के पृष्ठ संख्या 31 से 32 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 30-04-2018

उप/संयुक्त पंजीयन अधिकारी (सोहना)
संयुक्त सब रजिस्ट्रार
सोहना

4. To engage any employee, labour, contractor, electrician, plumber, architect, planner, draftsman etc., for the buildings to be constructed, to fix their charges, remunerations and pay the same.
5. To get the Said Land / property assessed/ re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by me for or on account of the Said Land/property or any part thereof and to insure the same against loss or damage by fire or otherwise and to pay all permits for such insurances.
6. To contest or otherwise deal with any proposals, notifications of authorities to acquire all or any portion of the Said Land for the compulsory acquisition thereof and to initiate all necessary proceedings in that connection.
7. On completion of the building(s) on the Said Land to transfer and convey our rights, title and interest in the Said Land/areas in the building/ Flats/ Apartments/ Space etc. agreed to be sold/leased to different prospective purchaser(s) / lessee(s) by the Attorney in favour of respective purchaser / lessee(s) and to sign and execute the relevant documents including the transfer documents, sale/conveyance deed(s), lease deed(s).
8. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaint written statement, petitions, appeals, reviews, revision, cross objections, petitions for execution, petitions for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney to sign mukhtyarnamas, vakalatnamas, and warrants of attorney, whoever the said Attorneys shall think expedient and proper to do so.
9. To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on the said property and to take appropriate steps whether by action or otherwise to abate all nuisances.
10. Generally to do all such acts and things as may be necessary or expedient in connections with the Said Land as fully and effectively as we could do.
11. This Power of Attorney shall be irrevocable and confined only to matters relating to the Said Land and all necessary actions in connection with the above objects may be taken by the said Attorney in our name or in his/its/their name(s). This Power of Attorney shall remain in force unless revoked on unforeseen circumstances.

Sandeep

Receipt Book (A)

Cash Receipt (First Party Copy)

Sub Registrar Office सोहना

Registration Date 30-04-2018

Registration No. 4
Name of Executor Lion Infradevelopers LLP
Date of Execution 30-04-2018
Date of Presentation 30-04-2018
Type of Deed POWER OF ATTORNEY
Transaction Value 0
Duty Paid thru Stamp 100

Registry Fees 100
Pasting Fees 2
Total Fees 102

Sub Registrar सोहना

The applicant will receive the final document on 30-04-2018 during the office hours

Receipt Book (A)

Cash Receipt (Second Party Copy)

Sub Registrar Office सोहना

Registration Date 30-04-2018

Registration No. 4
Name of Executor Lion Infradevelopers LLP
Date of Execution 30-04-2018
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Sub Registrar सोहना

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Receipt Book (A)

Cash Receipt (Office Copy)

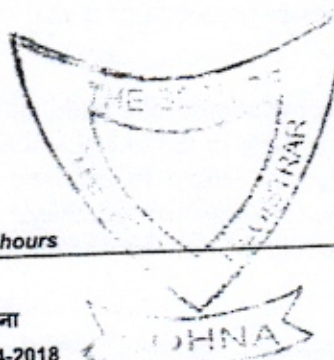
Sub Registrar Office सोहना

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12. The said Attorney may delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers and to cancel, withdraw and / or revoke the powers conferred upon such attorney.
13. All the acts deed and things done or caused to be done by the said Attorney or by any of their delegates or delegates shall be deemed to have been done by us and we hereby agree to ratify and confirm all and whatever the said Attorney or his delegates or delegates shall do or cause to be done by virtue of the powers conferred on them by these presents.
14. Generally to do all such acts and things as may be necessary or expedient for getting the refund of fees & statutory charges paid to the Govt. Authorities for getting the license for the property, in case the said license is not received.
15. The Power of Attorney does not gives the Developer power to make any type of sale of the said land.

We hereby declare that this instrument shall be equally binding on our heirs, legal representative, executors, administrators, successors.

IN WITNESS WHERE OF, we, the above named have executed this Power of Attorney at Sohna on the 26th day of April, 2018, in presence of witnesses.

EXECUTANTS

Sandeep

WITNESSES

1.

[Signature]

2.

Uday Singh Sr. Tailal

Vill - Hajipur - Gurugram

32/4/2018

