



Indian-Non Judicial Stamp
Haryana Government



95
Date: 26/08/2019

Certificate No. E0Z2019H511

GRN No. 56344321



Stamp Duty Paid ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Vishnu Kumar Sureka

H No/Floor: 8

Sector/Ward:

LandMark: Bougan villa westend greens

City/Village: Rajokari

District: Delhi

State: Delhi

Phone: 0



Buyer / Second Party Detail

Name: Jotindra Steel and Tubes limited

H.No/Floor: 14/3

Sector/Ward: 45

LandMark: Mathura road near mewla maharajpur

City/Village: Faridabad

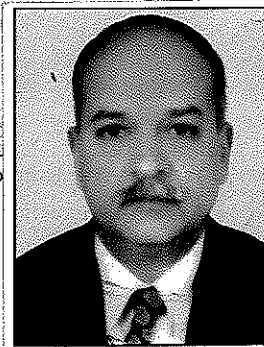
District: Faridabad

State: Haryana

Phone: 0

Purpose: General Power of Attorney

The authenticity of this document can be verified by scanning this QrCode Thro



**GENERAL POWER OF ATTORNEY
(NOT FOR SALE)**

This Deed of Power of Attorney is executed on this 26 day of August 2019

BY

Shri Vishnu Kumar Sureka, S/o Late Shri Sita Ram Sureka R/o 8 Bougan Villa, Westend Greens Rajokari, Delhi - 110 037 (Aadhar No. 8746 1276 5302 & PAN AATPS7024H) hereinafter referred to as the "EXECUTANT", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the party of First Part



For Jotindra Steel & Tubes Ltd

Director

प्रलेख नः 95

दिनांक 27/08/2019

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	बड़खल
गांव/शहर	बड़खल
धन संबंधी विवरण	
स्टाम्प ड्यूटी की राशि 1,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 100.00 रुपये	E-Challan No.56715892 पेस्टिंग शुल्क 6.00 रुपये

Drafted For M.C. Saxena, Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 27/08/2019 दिन मंगलवार समय 11:51:00AM बजे श्री/श्रीमती/कुमारी Vishnu Kumar Sureka पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sha Ram Sureka निवासी 8 Bougan Villa Westand Greens Rajokari Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
बड़खल

श्री Vishnu Kumar Sureka

उपरोक्त पक्षता व श्री/श्रीमती/कुमारी O.P. Bhardwaj

प्राधिकृत हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर

तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M.C. Saxena, Adv पुत्र/पुत्री/पत्नी श्री

निवासी 103 व श्री/श्रीमती/कुमारी Rajender Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Maloor Chand निवासी Mewla Mahra, pur bd ने की।

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

दिनांक 27/08/2019

उप/संयुक्त पंजीयन अधिकारी
बड़खल

यह प्रमाणित किया जाता है कि पंजीकृत दस्तावेज को स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी
बड़खल

M.C. SAXENA
Advocate

For Jotindra Steel & Tubes Ltd.

Director

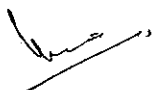
AND


Shri O.P. Bhardwaj, S/o Late Shri L.C. Bhardwaj, R/o A-39, Omaxe Green Valley, Faridabad 121011 (Aadhar No. 4256 4244 2656 & PAN AAGPB2553B) Director of Jotindra Steel & Tubes limited, a company duly incorporated and validity existing under the Companies Act 1956 having its Registered Office at 14/3, Mathura Road, Sector 45, Mewla Maharajpur Village, Faridabad 121 003, Haryana (hereinafter referred to as the "ATTORNEY", which expression shall, unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, legal heirs, administrators, assignees, nominees, representatives and authority holders, of the party of the Second Part.

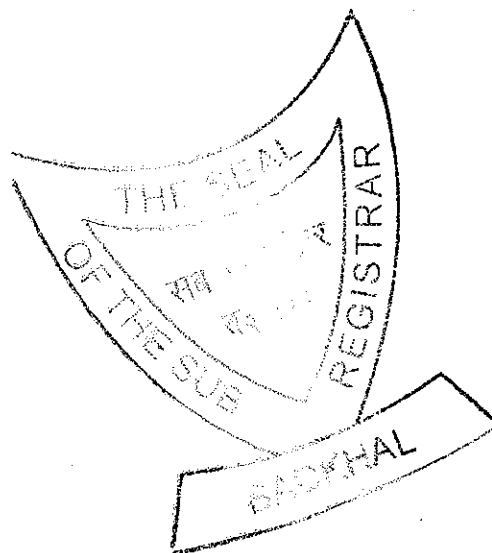
WHEREAS the Executant is the sole and legal, actual, exclusively and absolute owner of vacant and peaceful physical possession of the land bearing Mustatil No. 30, Killa No. 9 (4-13), 10/1 (4-0) : Totalling to 08 Kanals – 13 Marlas (Approx. 1.081 Acres) situated in the Revenue Estate of Village Mewla Maharajpur falling under Sector 45, Tehsil & District Faridabad, Haryana (hereinafter referred to as the "said Land").

AND WHEREAS the Executants are desirous to appoint attorney(s), to deal with said Land and to do various acts, deeds and things as stated hereunder.

NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS WITNESSTH THAT I, the Executant, above named, do hereby constitute, nominate and appoint the said Attorney/s as our lawful attorney/s to do the following acts, deeds and things in respect of the said Land in my/our name and on my/our behalf:




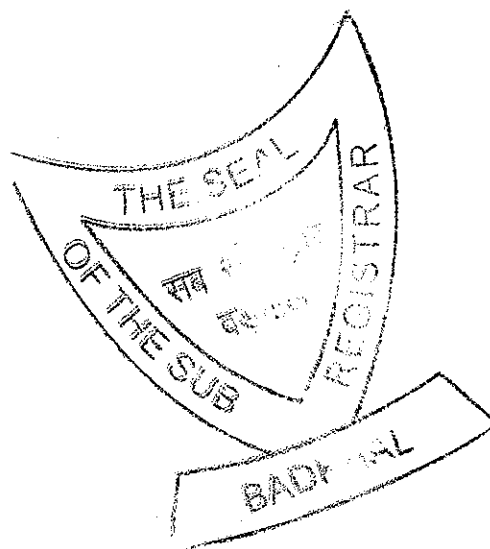
For Jotindra Steel & Tubes Ltd.

Director



1. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, NHAI, and/or any other concerned authorities under local/state/central Government including Income Tax Department, Reserve Bank of India etc. for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules, etc. and for that purpose to sign file all necessary application, undertaking, agreement, affidavit, Bank Guarantee, Indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authority /authorities.
2. To develop the said land by way of construction of buildings and other super structures as may be permissible under law and for that purpose to sign, execute, Memorandum of Understanding, Contractor Agreement and any other arrangement / agreement on such terms and conditions as the attorneys may negotiate and agree, hand over possession of the land to the contractor for the purpose of construction, development and completion of the construction activity and to do all acts, deeds and things may be required from time to time in this regard.
3. To represent us and appear before any and all concerned authorities including the Municipal Authorities, Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authorities (HUDA), Tehsil, or any other local/state/central Govt. authorities for on in connection with the development, construction and completion of construction on the said Land and for the aforesaid purpose to sign all applications, objections,

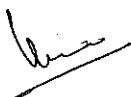


For Jotindra Steel & Tubes Ltd.

Director

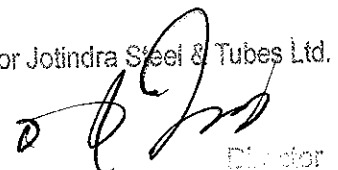


representations and undertakings, affidavit, Indemnity Bond etc. as may be required from time to time.

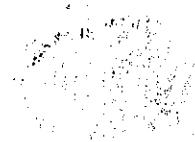
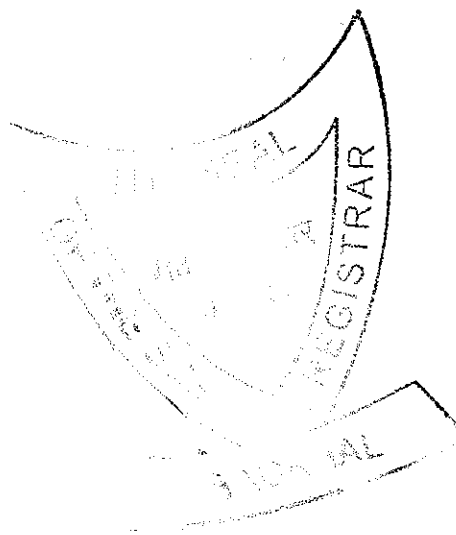
4. To appoint and/or remove architects, Engineers, Supervisors, R.C.C. Specialists, contractors, Workmen, Clerks, and other Staff members, Advocates, Counsel and other persons as our attorneys deem and on such terms and conditions as may be decided by the said attorney for the purposes mentioned in these presents.
5. To make' applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidation of the permissions and licenses under the provision of Haryana Development and Regulation of than Areas Act 1975, if and in other related Act, rules, regulations, executive decisions etc., and to take all possible steps for the purpose of securing such permissions/license or renewals thereof for the purpose of development of the said plot.
6. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of layout, Building Plan and/or for the purpose of constructing/building on the said Land more particularly described in the schedule hereunder written utilizing the entire FSI/FAR available in respect of the 'said Land as are permissible under development rules from time to time.
7. To apply for and obtain all requisite permissions and approvals as may be required for development of the said land and/or for constructions thereon



For Jotindra Steel & Tubes Ltd.



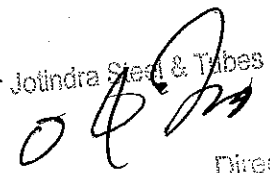
Director

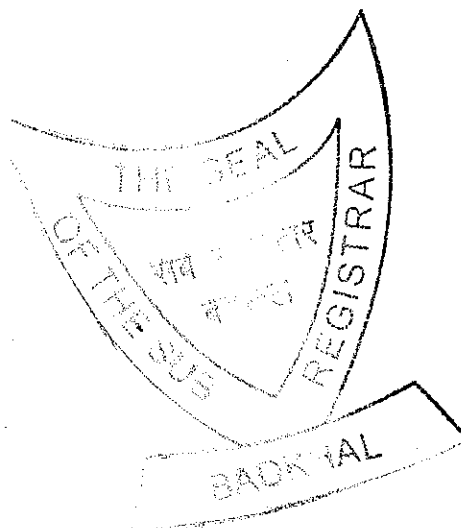


by way of erection of building and other structures in the said land and for that purpose to sign, file and submit layout plan, building plan, services plan, revised/modified building plan and services plan before the concerned authorities including but not limiting to Director, Town & Country Planning, Haryana (DTCP), Haryana Urban Development Authority (HUDA), Municipal authority, and/or any other local/authority under the State Government and/or central Government as may be required from time to time.

8. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Fire Department, Department of Environment, licensing Authorities, Municipal Authorities and/or authorities in charge of Sewer, Water, Electricity, Highways any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file execute and all application, Representation, Affidavit, Undertaking, Indemnity Bond and such other papers and documents and may be required for these authorities from time to time.
9. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work on the said Land in accordance with the license' or sanctioned building plans and specifications whether amended or otherwise and carry out the terms and conditions Order, such sanctioned plans, Commencement Certificate, layout etc.
10. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and



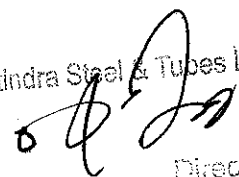
For Jotindra Steel & Tubes Ltd.

Director

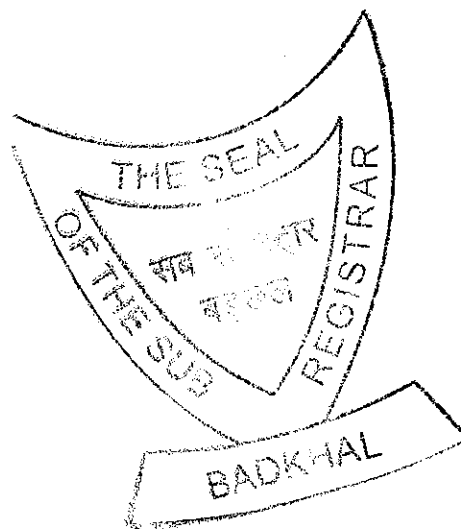


for that purpose to sign, execute, file and submit the completion plans, Application, Notice and all such other papers and documents as may be required from time to time.

11. To carry out all the requisitions that may be made by all the authorities concerned including by the Municipality, HUDA, DTCP, the Government of Haryana and all the Officers of such authorities.
12. In case of any claims, objections, encumbrances the attorney(s) is / are empowered to remove and settle the same and to clear the title at its costs and responsibilities.
13. To represent us in all Central and State Government departments, including the offices of the Collectors of Land Revenue, Tehsildars/ Patwari's or any other Revenue Authority, DTCP, HUDA, Survey Department and all the Municipal Offices and other local offices or appropriate police stations or police offices or Police departments, fire brigade, electricity boards etc. in relation to the affairs of the said Land or any part or portion thereof for any purpose connected with or effecting the said Land or any part or portion thereof including taking permissions, approaches, NOC, for construction, completion and for that purposes to give, file, submit completion plan, Affidavit undertaking etc. as may be required from time to time.
14. To appear before the Land Acquisition Officer, file objections, representations, applications and all other papers and documents for de-notification/release of land from the proceedings under Land Acquisition Act, and do all acts, deeds and things as may be required from time to time



For Jotindra Steel & Tubes Ltd.

Director



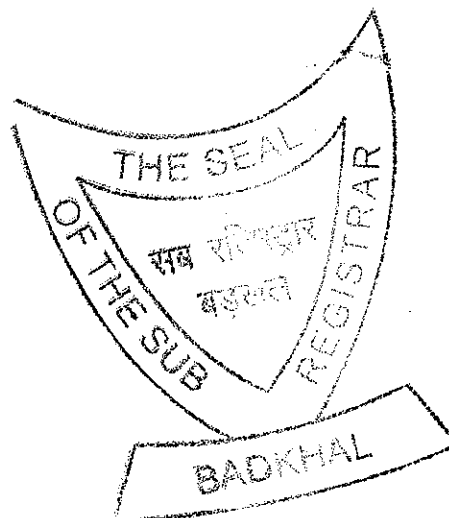
to get the said Land or any part thereof de-notified/released and to represent in acquisition proceedings and also to oppose the said proceedings.

15. To receive the full compensation (including all enhancement thereof) either on my behalf through any means including Form-C or by the Attorney in its own name, in our stead and give valid receipt thereof from all forums including the Land Acquisition Collector, Reference Court, High Court or Supreme Court.
16. To file reference petitions / applications before the Land Acquisition Collector, application/suit for partition before Assistant Collector / Collector or any suit, application, appeal, writ or any other documents and /or to defend the Executants in any disputes/litigation before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary for pursuing the above including engaging Counsel/Advocates and to sign Vakalatnama thereof.
17. To file reference petitions / applications before the Land Acquisition Collector, or any suit, application, appeal, writ or any other documents before any court (up to the Supreme Court) and to do all such acts, deeds and things as may be deemed necessary including engaging Counsel/Advocates and to sign Vakalatnama thereof.
18. To make, execute, swear, declare, register and advertise all necessary documents, declarations affidavits, applications, petitions, complaints, written statements and writings and for the purpose set out herein AND TO appear and represent me before all and every court or courts,



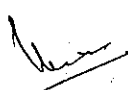
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A large, stylized handwritten signature, possibly reading 'S. P. S.', located at the bottom right of the page.



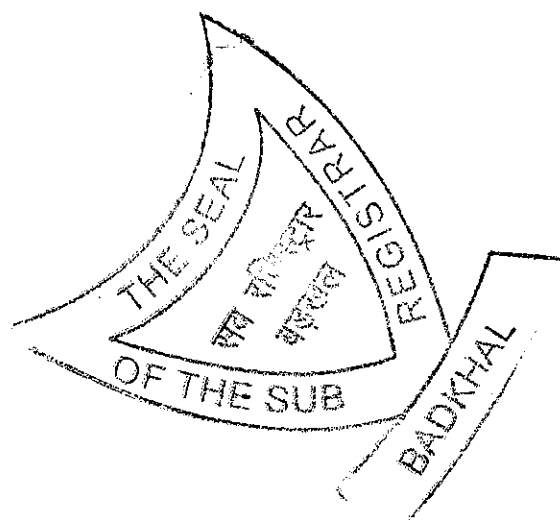
magistrates, Government authorities, Municipal, Town Planning, Police, Sales Tax, Finance, Electricity and others concerned or competent authorities or office or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead all matters before them touching and concerning the said land and the construction thereon.

19. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.
20. To make necessary applications for procuring permits and quotations for Cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnity bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotations etc.
21. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in 'respect of or pertaining or touching the said land/ construction thereon whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, revenue, original or appellate and also including all proceedings before the Tribunals, Collector, or Additional or Deputy Collector of Land Revenue, Tehsildars, Municipal, Police, Revenue, Public works, DTCP, HUDA, Sales Tax and also before all Magistrate or Judicial and Revenue/Planning Officers or Planning officer or other officers, banks, public institutions or companies or persons and to



For Jolindra Steel & Tubes Ltd.

Director

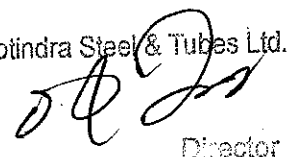


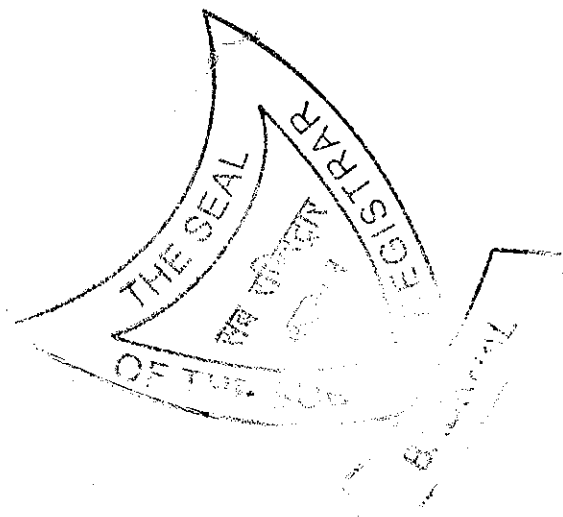
- issue or accept services of all summons, writs, or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.
22. To promote and register the Condominium or Co-Operative Society, Ltd Company, or Organization of such prospective purchaser and for these purpose to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc., and to represent us before all others concerned.
23. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said land from the Haryana Government/HUDA, DTCP, any other authority of the Government and to give the valid receipt thereof.
24. To exchange the said Land with HUDA, HSIIDC or any other corporation, authority or body Corporate or Government, as the situation may require in the opinion of the attorney, for the purpose of development of the said Land and for that purpose to execute various documents including exchange deed, power of attorneys etc.
25. To apply for and obtain the requisite permissions and approvals for transfer of the licence granted in respect of said land / plots alongwith the constructions thereon from the concerned authorities including but not limiting to the authorities under Government of Haryana, HUDA, DTCP and any other concerned Authority under the State / Central/Local authorities





For Jotindra Steel & Tubes Ltd.


Director

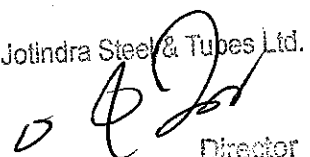


and for that purposes to sign applications, affidavits, undertakings and any other letters and documents as required.

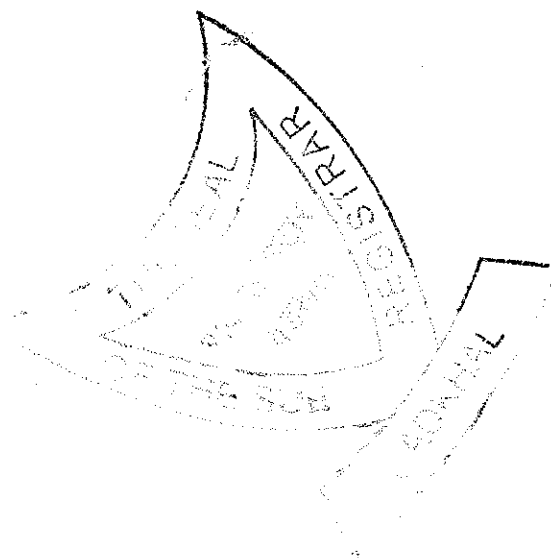
26. To pay all taxes, assessment levies, rate, charges, expenses, to appear and represent us before any and all concerned authorities and parties as may be necessary or required or advisable in connection with the development of the said land and/ or for the purpose mentioned in these presents and to make such agreements and arrive at such arrangements as may be conducive to the development of the said Land in accordance with the permission of the competent Authorities.
27. To obtain any payments / refunds for and on behalf of the Executants from any person, department, authority, officer etc; to grant receipts therefore; to make any payment for and on behalf of the Executants; to settle any disputes / issues concerning the aforesaid land in the manner deemed fit by the attorney(s); to sign all requisite documents in this behalf and to close such account(s); to settle, compromise or withdraw any litigation; to make statement(s); to produce evidence, etc.
28. The Attorney is entitled to file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority. The attorney shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to execute a decree, to obtain possession, appoint arbitrator or commission, to appear before him. The Attorney shall be entitled to



For Jotindra Steel & Tubes Ltd.



Director



exercise the power to institute and defend litigation in respect of entire land referred to above.

29. To mortgage the said Land and/or plots/ buildings in favour of any bank/s or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorney/s and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge upon said land/property. Similarly to give consent to create a charge on the property for obtaining a loan from banks, or financial institutions by the prospective/intending purchasers of units on ownership basis in the proposed scheme and for that purpose to execute necessary writing.

30. To further appoint other person/persons as attorney to do any or all acts and deeds which the present attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.

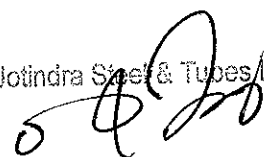
31. To look after, manage and deal with the said Land in the manner deemed fit by the attorney(s).

We shall ratify all the acts, deeds and things done in pursuance of this Power of Attorney including the appointment of further attorney(s). This power of attorney shall remain irrevocable

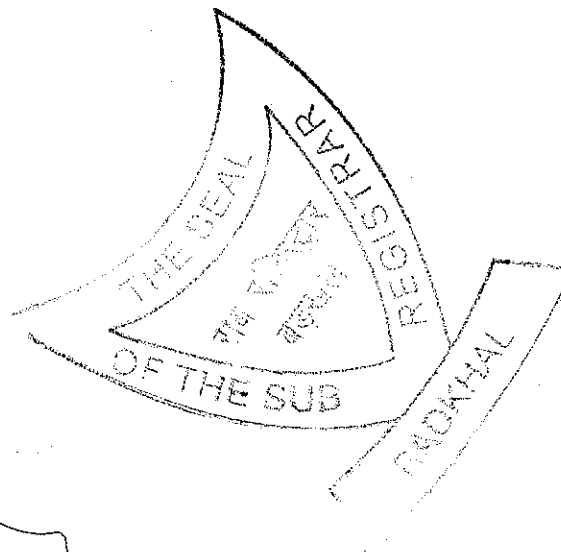
IN GENERAL to do all other acts, matters and things whatsoever in or about my said Land, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own name.



For Jotindra Steel & Tubes Ltd.



Director



AND WE DO HEREBY agree and undertake to allow, ratify and confirm all and whatever my said attorney or other attorney pointed by the said attorney shall do or cause to be done in respect of said land by virtue of these presents.

IN WITNESS WHEREOF the Executants hereto have hereunto set and subscribed their hands/ signature on this Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses.

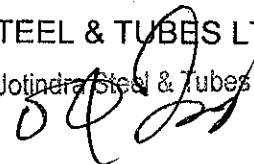


(VISHNU KUMAR SUREKA)
EXECUTANT

FOR & ON BEHALF OF THE
ATTORNEY

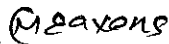
JOTINDRA STEEL & TUBES LTD

For Jotindra Steel & Tubes Ltd.



O.P. BHARDWAJ / DIRECTOR

WITNESS:

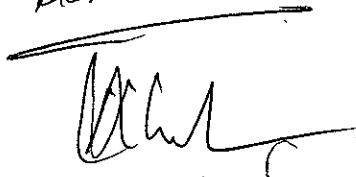


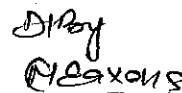
1.

M.C. SAXENA
Advocate
Distt. Courts, Sec.-1, Faridkot

2. RAJENDER SINGH

S/o Mr. Maloo Chand
R/o Mr. Mahraj Singh
Distt. Bardsain





M.C. SAXENA
Advocate
Distt. Courts, Sec.-1, Faridkot

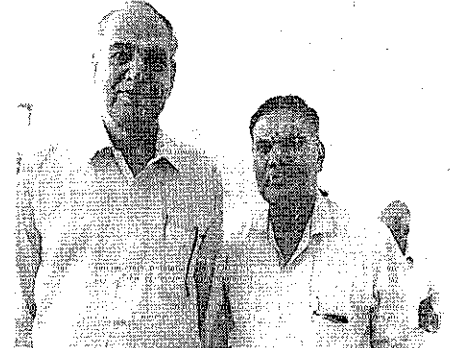
Reg. No. 95 Reg. Year 2019-2020 Book No. 4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता
Vishnu Kumar Sureka

प्राधिकृत
For Jotindra Steel & Tubes Ltd.
O.P. Bhardwaj
Director

गवाह 1:- M.C. Saxena, Adv. गवाह 2:- Rajender Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 95 आज दिनांक 27/08/2019 को बही न: 4 जिल्द न: 0 के पृष्ठ न: 24 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न: 2 के पृष्ठ सख्या 68 से 70 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 27/08/2019

उप/संयुक्त पंजीयन अधिकारी
बड़खल

