

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 10/07/2024

Certificate No. GBJ2024G4

GRN No. 118803934



Stamp Duty Paid : ₹ 2415000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Anil Kumar Jain

H.No/Floor : 914/2

Sector/Ward :

LandMark : Acharyapuri

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 76*****75

Others : Mrs sudesh



Buyer / Second Party Detail

Name : Nowara Realty Lip

H.No/Floor : C28/ff

Sector/Ward : 45

LandMark : Greenwood city

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 76*****75

Purpose : COLLABORATION AGREEMENT

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

COLLABORATION AGREEMENT

937
12/07/2024

This COLLABORATION AGREEMENT (Agrément) is executed at Tehsil Farruknagar District Gurugram, Haryana on this 10th day of July 2024.

BETWEEN

(1) Mr. Anil Kumar Jain (Aadhaar No. 9858 8069 6256 & PAN: - ABWPJ9434G) Son of Sh. Mahender Kumar Jain resident of House No 914/2, Acharyapuri, Gurugram, Haryana - 122001 & (2) Mrs. Sudesh (Aadhaar No. 8774 6636 4028 & PAN:- BPTPS8417J) Wife of Mr. Rajendra Yadav Resident of House No. 148, SBI Bank, Kapasheda Gaon, South West Delhi, Delhi - 110037 hereinafter collectively referred to as THE PARTY OF THE FIRST PART (which expression shall, unless repugnant to the context or meaning thereof, mean and include their legal heirs, successors, nominees and assigns)

Anil Kumar Jain

25/7/24

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Designated Partner

प्रलेख नं: 937

दिनांक: 12-07-2024

डीड संबंधी विवरण

डीड का नाम COLLABORATION AGREEMENT

तहसील/सब-तहसील फर्रुखनगर

गांव/शहर Farrukhnagar

धन संबंधी विवरण

राशि 120710000 रुपये

स्टाम्प ड्यूटी की राशि 2414344 रुपये

स्टाम्प नं: 00001024G4

स्टाम्प की राशि 2415000 रुपये

रजिस्ट्रेशन फी की राशि 50000 रुपये

EChallan: 118804182

पेस्टिंग शुल्क 0 रुपये

Devised By: Deepal Sharma ADV

Service Charge: 0

यह प्रलेख आज दिनांक 12-07-2024 दिन शुरुवार समय 1:09:00 PM बजे श्री/श्रीमती /कुमारी ANIL KUMAR JAIN पुत्र MAHENDER KUMAR JAIN SUDESH पत्नी RAJENDRA YADAV निवास kapasheda gaon delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

(Handwritten signatures)

(Signature)
उप/संयुक्त पंजीयन अधिकारी (फर्रुखनगर)

हस्ताक्षर प्रस्तुतकर्ता *(Signature)*
ANIL KUMAR JAIN SUDESH *(Signature)*

उपरोक्त पेशकर्ता श्री/श्रीमती /कुमारी NOWARA REALTY LLP thru MANOJ KUMAR AND PIYUSH JAIN OTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namrdar पिता MANOHAR LAL निवासी shahajpur मजरा श्री/श्रीमती /कुमारी KANWAR SINGH NUMBERDAR पिता BISHAMBER DAYAL निवासी mehelmana से की।
साक्षी नं:1 को इस तन्त्रबद्ध/अधिकारता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

NOWARA REALTY LLP
Partner
Delhi

(Signature)
उप/संयुक्त पंजीयन अधिकारी (फर्रुखनगर)

AND

NOWARA REALTY LLP (PAN:- AAWFN9046P) having its registered office at First Floor, C28, Greenwood City, Sector-45, Gurugram, Haryana through its Partner (1) Mr. Manoj Kumar (Aadhaar No. 6905 3860 6834 & PAN:- AOXP9153K) Son of Sh. Rattan Lal Yadav & (2) Mr. Piyush Jain (Aadhaar No. 5841 0101 7636 & PAN:- BCKPJ3066N) Son of Sh. Anil Kumar Jain hereinafter referred to as THE PARTY OF THE SECOND PART (which expression shall unless repugnant to the context meaning thereof mean and include its representatives nominees, successors and assigns).

Each of the PARTY OF THE FIRST PART and the PARTY OF THE SECOND PART shall hereafter be individually referred to as "Party" and collectively as "Parties".

WHEREAS THE PARTY OF THE FIRST PART have represented that they are the absolute owners and in possession of land falling in Khewat/Khata No. 687//563, Khatoni No. 692, Mustil No. 46// 9/1/2 (2-10) 11/2 (3-17) 12 (8-0) 13 (8-0) 14/1 (6-0), Total Kitta 5 Rakba 28 Kanal 7 Marla and Khewat/Khata No. 911//740, Khatoni No. 921, Mustil No. 46// 14/2 (2-0) 15 (8-0), Total Kitta 2 Rakba 10 Kanal 0 Marla, **Total Kitta 7 Rakba 38 Kanal 7 Marla** Farruk Nagar Tehsil & District Gurugram, Haryana vide Jamabandi year 2021-2022 (Owned and possessed by Party at Serial No 2 i.e Mrs Sudesh) and Khewat/Khata No. 688//564, Khatoni No. 693, Mustil No. 46// 3 (8-0) 4 (8-0) 7/1(4-0) 7/2 (3-11) 8 (7-11) 9/1/1 (1-6), **Total Kitta 6 Rakba 32 Kanal 8 Marla** Vide Mutation No 23064 and Jamabandi Year 2021-2022 situated within Village Farruknagar Tehsil Farruknagar & District Gurugram, Haryana (Owned and possessed by Party at Serial No 1 i.e. Mr. Anil Kumar), (**Total collective land is 70 Kanal 15 Marla**) herein after referred to as the "Said Land". The revenue records of the said Land are attached herewith as Annexure - I and revenue plan with demarcation of the said Land therein (depicted in 'Yellow') is attached herewith as Annexure II.

Anil Kumar

27/4/21

FOR NOWARA REALTY LLP

Designated Partner

FOR NOWARA REALTY LLP

Designated Partner

Reg. No.

Reg. Year

Book No.

937

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- ANIL KUMAR JAIN SUDESH सुदेश अशोक

इंजीनियर :- BHU MANOJ KUMAR AND PIYUSH JAIN OTHER NOWARA REALTY

गवाह 1 :- Parag Singh Namrdar

गवाह 2 :- KANWAR SINGH NUMBERDAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 937 आज दिनांक 12-07-2024 को बही नं 1 जिल्द नं 115 के पृष्ठ नं 49-25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2246 के पृष्ठ संख्या 64 से 66 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/किराय अंगूठा भरे सजाने किये हैं।

दिनांक 12-07-2024

उप/सयुक्त पंजीयन अधिकारी फरुखनगर

RA REALTY

Designated

Designated

AND WHEREAS the PARTY OF THE FIRST PART has further represented that they have un-impeachable absolute right, title and interest free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or notifications under the Land Acquisition Act or any encumbrance of whatever kind over the said Land and that the said Land is eligible for development under the relevant laws of the state of Haryana without any impediment of any nature as per the approved Gurgaon- Manesar Urban Complex-2031 Master Plan.

AND WHEREAS the PARTY OF THE FIRST PART is now desirous of developing the said land but have financial constants and also lack expertise in the development and construction and have accordingly approached the PARTY OF THE SECOND PART with a proposal of collaboration, wherein the PARTY OF THE SECOND PART shall develop the said Land.

AND WHEREAS the PARTY OF THE SECOND PART has acceded to the request of the PARTY OF THE FIRST PART as the land of the PARTY OF THE FIRST PART can be used and developed for setting up of the colony and both the Parties have therefore agreed to enter into the present Collaboration Agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In consideration of the above representation and warranties of the PARTY OF THE FIRST PART, the PARTY OF THE SECOND PART has agreed to pay a sum of **Rs.10,40,00,000/- (Rupees Ten Crore Forty Lacs only)** Per Acre totalling **Rs.42,12,00,000 (Rupees Forty Crore Twelve Lacs only)** to the Party of the First Part at Serial No 1 i.e. Mr Anil Kumar Jain and Rs. 12 Crore Per Acre totalling **Rs.57,52,50,000 (Rupees Fifty Seven Crore Fifty Two Lacs Fifty Thousand only)** to the Party of the First Part at Serial No 2 i.e. Mrs. Sudesh for their said share in the Land.

Anil Kumar Jain
23/9/21

For NOWARA REALTY LLP
Designated Partner
For NOWARA REALTY LLP
Designated Partner

2. That the original title deeds of the said land are hereby handed over to the PARTY OF THE SECOND PART as security for ensuring performance of PARTY OF THE FIRST PART'S obligations under this Agreement.
3. That in lieu of this Agreement, the PARTY OF THE FIRST PART do hereby grant the absolute, irrevocable authority and permission to the PARTY OF THE SECOND PART to develop the said Land for the purpose of residential affordable group housing and/or any other development as may be permissible under law and for that purpose, the PARTY OF THE FIRST PART has put the PARTY OF THE SECOND PART in absolute possession of the said Land.
4. That it is agreed between the Parties that the possession of the sage having been handed over to PARTY OF THE SECOND PART shall not be disturbed by PARTY OF THE FIRST PART or anyone clamming through them till completion of the project and thereafter, at any point of time Any third party claim shall be defended by PARTY OF THE FIRST PART at the cost and PARTY OF THE FIRST PART shall also indemnity and keep the PARTY OF THE SECOND PART indemnified in respect of losses, damages or costs that may be incurred by the PARTY OF THE SECOND PART
5. That the PARTY OF THE SECOND PART shall apply in its own name and obtain the requisite licenses, permissions, sanctions and approvals under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 for development of the said Land into a residential affordable group housing at the discretion of the PARTY OF THE FIRST PART. The PARTY OF THE FIRST PART shall however, facilitate and assist the PARTY OF THE SECOND PART in applying and obtaining the said licenses, permissions, sanctions and approvals
6. That the PARTY OF THE SECOND PARTY SHALL APPLY ON BEHALF OF THE FIRST PART and provide all necessary documents as may be required to be submitted to the concerned authorities and also sign and execute all/any other documents, applications, affidavits, undertakings etc.

Amal K...
28/12/21

For NOWARA REALTY LLP

[Signature]
Designated Partner

For NOWARA REALTY LLP

[Signature]
Designated Partner

7. That the PARTY OF THE FIRST PART undertakes to individually execute and get registered irrevocable General and Special Power of Attorney in favour of the officials of the PARTY OF THE SECOND PART specifically authorizing them to do all acts, deeds and things which the PARTY OF THE SECOND PART in its prudence might deem appropriate to obtain license / permissions / sanctions/ approvals for development and completion of any work over the said Land and thereafter market the same including any development thereon and receive the entire sale consideration in its name. The PARTY OF THE FIRST PART agree and undertake not to cancel, revoke or modify the said powers of attorney without prior written consent of the PARTY OF THE SECOND PART and shall keep the same in full force till such time as desired by the PARTY OF THE SECOND PART for full implementation of the project. The said powers of attorney shall, inter alia contain the powers to be vested in the nominated officials of the PARTY OF THE SECOND PART for sales mortgage, lease, exchange or any other dispositions of the said Land in their absolute discretion.
8. That all expenses involved in obtaining licence, permissions and sanctions from concerned authorities shall be incurred and paid by the PARTY OF THE SECOND PART.
9. That on the requisite Licenses being granted to the PARTY OF THE FIRST PART, the PARTY OF THE FIRST PART shall apply to the concerned authorities for grant of No Objection Certificate/ Permissions to transfer the title of the said Land in favour of the PARTY OF THE SECOND PART and/or its nominees along with the requisite Licenses.
10. That since considerable expenditure, efforts and expertise are involved in getting the Licences, permissions, sanctions the PARTY OF THE FIRST PART specifically agrees that it shall not rescind from the terms of this Agreement at any stage and specifically after the grant of Licence / Permissions. In the event of the PARTY OF THE FIRST PART backing out or rescinding from this Agreement, besides other rights, the PARTY OF THE SECOND PART shall be entitled to get the said Agreement specifically enforced and claim damages at the risk and cost of the PARTY OF THE FIRST PART. For NOWARA REAL For NOWARA REALTY LLP

And Manu
2/29/21

[Signature]

Designated Partner

[Signature]

Designated Partner

11. That the expenses for the registration and execution of the Sale Deed/s with respect to the said Land in favour of the PARTY OF THE SECOND PART shall be borne by the PARTY OF THE SECOND PART and the expenses for the registration and execution of the Sale Deed with respect to the said developed area in favour of the PARTY OF THE FIRST PART shall be borne by the PARTY OF THE FIRST PART.
12. That the PARTY OF THE FIRST PART has declared and represented to the PARTY OF THE SECOND PART that the said Land, is free from all encumbrances, charges, gifts, liens, attachments, liabilities, unauthorized occupation, notifications, claims, and litigations whatsoever and that there are no breaches, from local Authority or any other authority in respect of the said Land and that the PARTY OF THE FIRST PART shall keep the said land free from all encumbrances till the duration and full implementation of this Agreement in all respects and the PARTY OF THE SECOND PART has entered into this Agreement relying/acting upon these declarations and representations / undertaking of the PARTY OF THE FIRST PART Any defect in the title resulting in the decrease in the area of the said Land shall also result in proportionate decrease in the Consideration to be paid to the PARTY OF THE FIRST PART The PARTY OF THE SECOND PART reserves its right to carry out due diligence in respect to the said Land before execution and registration of Sale Deed with respect to the said Land in favour of the PARTY OF THE SECOND PART.
13. That the PARTY OF THE FIRST PART realizes that the allotment of Developed Area is subject to receipt of Licence / approval from the concerned authority and agrees not to hold the PARTY OF THE SECOND PART liable/ responsible in any manner whatsoever for non-receipt / refusal of permission. That in case the Licence is not granted by the appropriate authority with respect to the said Land within 15 months from the date of all the compliances being done by both the Parties under this Agreement and the land becoming eligible for grant of licence or within such period extended by mutual consent of the Parties, this Agreement may become unenforceable and come to an end at the sole discretion of the PARTY OF THE SECOND PART.

And the...
25/4/21

For NOWARA REALTY LLP

[Signature]
Designated Partner

For NOWARA REALTY LLP

[Signature]
Designated Partner

14. That if there be any claim, demand, tax, litigation of any kind against the Land Owners, then it is a condition of this Agreement that PARTY OF THE FIRST PART shall ensure that work of development shall not be stopped, prevented, obstructed or delayed in any manner.
15. That the PARTY OF THE FIRST PART shall not in any manner interfere with the work of development, marketing and sale of the developed flats or constructed properties by the PARTY OF THE SECOND PART.
16. That the PARTY OF THE FIRST PART undertakes not to do or cause to be done any act, deed or thing which may in any manner contravene the terms and conditions of this Agreement and shall ensure to keep the said Land free from all sorts of encumbrances, liens, charges etc., till the said Land is transferred to the PARTY OF THE SECOND PART.
17. In the event of non-performance of terms and conditions of this Agreement by any party, the other party shall be entitled to get the same enforced against the defaulting party through court of law.
18. That the parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effects to the terms of this Agreement.
19. That failure of PARTY OF THE SECOND PART to enforce at any time or for any period of time any of the provisions hereof shall not be construed to be waiver of any provisions of the right to enforce such provisions.
20. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable laws; such provision shall be deemed to be deleted or amended insofar as reasonably consistent with the purpose of this Agreement and to the extent necessary to conform to the applicable laws and remaining provisions of this agreement shall remain valid and enforceable.

And 2
23/9/21

[Signature]
For NOWARA REALTY LLP
Designated Partner

[Signature]
Designated Partner
Page 7 of 9

21. In the event of any dispute or difference arising between the Parties hereto relating to or connected with this Agreement or claims pertaining thereto or as to the meaning or construction of the terms and conditions contained herein or application thereof, during the subsistence of this Agreement or after the termination thereof, the Parties shall mutually try to resolve such disputes & differences amicably and in good faith through mediation and conciliation within 15 (Fifteen) days of the said dispute of difference or within such extended period as the Parties may mutually agree upon in writing. However, in the event such disputes/differences cannot be amicably resolved, as aforesaid, then the same shall be referred to the courts having Jurisdiction and the first party assures and indemnify the second Party that in case of any dispute between the parties the continuation of work in the project shall not be effected.
22. That the parties to the agreement hereby agree that any of the party shall not cause any interruption in the construction and development of the project in any manner whatsoever at any point of time.
23. That the Second Party shall be entitled to raise Loan/finance for funding the development of the Project by way of Creation of appropriate security/mortgage and or creation of charge over the said land including the receivables with any bank of Financial institution at the sole discretion of the second party.
24. The parties agree and acknowledge that this arrangement does not amount to partnership or joint venture between the parties and parties shall be responsible / liable for their respective tax liability.
25. This collaboration agreement constitutes the entire collaboration agreement between the parties hereto with respect to the matters dealt with herein and supersedes any previous collaboration agreement or arrangement between the parties hereto in relation to such matters. No variation of this collaboration agreement shall be valid unless made by one or more instruments in writing and signed by each of the parties hereto. That the present collaboration agreement is irrevocable in nature and the land

Arul Kumar
29/12/21

For NOWARA REALTY LLP
[Signature]
Designated Partner

For NOWARA REALTY LLP
[Signature]
Designated Partner

owner shall not sign any further agreement within any third party qua the above said land for development till the cancelation/termination of present agreement.

This Agreement has been executed by the parties on the 10th day of July 2024, after admitting its contents to be agreed and they will remain bound by it.

Drawn by
REJDA SHARMA
Advocate
Date: 10/07/2024

PARTY OF FIRST PART

Anil Kumar

(1) Mr. Anil Kumar Jain

शुदेश

(2) Mrs. Sudesh

PARTY OF SECOND PART

For NOWARA REALTY LLP

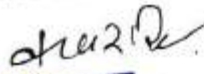

Designated Partner

For NOWARA REALTY LLP


Designated Partner

WITNESSES:-

1.


कवर सिंह नम्बरदार
ग्राम महसाना, सख्त फरुखनगर
जिला गुरुग्राम (हरि०)

2.


प्रताप सिंह नम्बरदार
गाँव शेखपुरा माजरी
तह. फरुखनगर जि. गुड़गाँव

Certificate No. GBE2024H26
GRN No 119733096Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**Name: Anil Kumar Jain
H.No/Floor: 914/2 Sector/Ward: Nil LandMark: Acharyapuri
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****98 Others: Sudesh wife of rajender yadav**Buyer / Second Party Detail**Name: Nowara Realty Llp
H.No/Floor: C28 Sector/Ward: 45 LandMark: Greenwood city
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****98

Purpose: ADDENDUM COLLABORATION AGREEMENT

1396
08/08/24The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>**Addendum/ Supplementary Collaboration Agreement
(To collaboration agreement no. 937 dated 12.07.2024)**

This addendum/ supplementary collaboration agreement to main collaboration agreement no. 937 dated 12.07.2024, is executed at Tehsil Farukhnagar, District Gurugram, Haryana on this 08 day of August, 2024.

Between

1. Shri Anil Kumar Jain S/o Sh. Mahender Kumar Jain R/o House No. 914/2, Acharyapuri, Gurugram, Haryana. 2. Smt. Sudesh W/o Sh. Rajender Yadav, R/o House No. 148, SBI Bank, Kapasheda Gaon, South West Delhi, Delhi-110037, hereinafter collectively referred to as the party of First Part

And

M/s NOWARA REALTY LLP, Regd. Office at First Floor, C-28, Greenwood City, Sector-45, Gurugram, Haryana through its partners Sh. Manoj Kumar S/o Sh. Ratan Lal Yadav and Mr. Piyush Jain S/o Sh. Anil Kumar Jain herein after referred to as the Party of the Second Part

Whereas the parties had entered into the registered collaboration agreement no. 937 dated 12.07.2024 and whereas the parties are executing this addendum/ supplementary collaboration agreement to the main collaboration

For NOWARA REALTY LLP, 12.07.2024.

For NOWARA REALTY LLP

Designated Partner

Sudesh
Anil Kumar

Designated Partner

प्रलेख नं:1398

दिनांक:08-08-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील फरुखनगर
गांव/शहर Farrukhnagar

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : GBE2024H26 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:119940179 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: TEJPAL SHARMA ADV

Service Charge:200

यह प्रलेख आज दिनांक 08-08-2024 दिन गुरुवार समय 4:05:00 PM बजे श्री/श्रीमती /कुमारी

Anil Kumar Jain पुत्र Mahender Kumar Sudesh पुत्र Rajendra Yadav निवास 148 Kapasheda Gaon Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)

Sudesh
हस्ताक्षर प्रस्तुतकर्ता
Anil Kumar Jain Sudesh

Anil Kumar

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Nowara Realty LLP thru Manoj Kumar And Piyush Jain OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी PARTAP SINGH NAMBERDAR पिता — निवासी Shekpur Majri व श्री/श्रीमती /कुमारी kanwar Singh namberdar पिता — निवासी Mehchana 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(फरुखनगर)

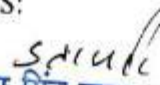
NOW THIS ADDENDUM COLLABORATION AGREEMENT IS WITNESSETH AS UNDER:-

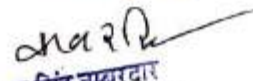
It is agreed upon by the parties that

1. That the second part i.e. NOWARA REALTY LLP which is also a developer company shall solely be responsible and abide for the compliance of all the terms and conditions of the licence and provisions of The Haryana Development and Regulations of Urban Areas Act, 1975, The Haryana Development and Regulations of Urban Areas Rules 1976, The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, The Haryana Apartment Ownership Act, 1983, The Haryana Apartment Ownership Rules, 1987, The Haryana Building Code 2017, as amended from time to time, and policies issued there under from time to time.
2. That the collaboration agreement is irrevocable and cannot be amended without taking the prior approval of The Director, Town & Country Planning, Haryana, Chandigarh.
3. The aforesaid clauses are agreed upon between the parties and shall form part of agreement dated 12.07.2024.
4. That the other terms and condition of the agreement dated 12.07.2024 shall remain unchanged and binding.

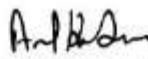
IN WITNESS WHEREOF, this addendum/supplementary collaboration agreement is executed and signed by parties of the day, month and year first written above in the presence of witness.

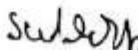
WITNESS:

1. 
प्रताप सिंह नम्बरदार
गाँव शेखुपुर माजरी
तह. फरखनगर, जि. गुरुग्राम

2. 
अनवर सिंह नम्बरदार
ग्राम महचाना, खण्ड फरखनगर
जिला गुरुग्राम (Haryana)

Party of First Part


1. Anil Kumar Jain


2. Mrs. Sudesh

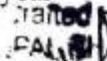
For NOWARA REALTY LLP

Party of Second Part

Designated Partner

For NOWARA REALTY LLP


Designated Partner


WITNESS
08/08/24



पेशकर्ता



दावेदार



गवाह



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- Anil Kumar Jain Sudesh Sudesh Anilदावेदार :- thru Manoj Kumar And Poojash Jain OTHER Nowara Realty
LLP Manoj Poojashगवाह 1 :- PARTAP SINGH NAMBERDAR Partap Singhगवाह 2 :- kanwar Singh namberdar Kanwar Singhप्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1396 आज दिनांक 08-08-2024 को बही नं 1 जिल्द नं 115 के पृष्ठ नं 164 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2260 के पृष्ठ संख्या 10 से 12 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 08-08-2024

Manoj
उप/सयुंक्त पंजीयन अधिकारी फरुखनगर

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 09/07/2024

Certificate No. GBI2024G38

GRN No. 118805723



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

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Anil Kumar Jain

H.No/Floor : 914/2

Sector/Ward : Na

LandMark : Na

City/Village : Acharyapuri

District : Gurugram

State : Haryana

Phone: 76*****75



Buyer / Second Party Detail

Name : Nowara Realty Llp

H.No/Floor : C28/ff

Sector/Ward : 45

LandMark : Greenwood city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 76*****75

Purpose : SPA

27
11/07/2024

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

1.	TYPE OF DEED	SPECIAL POWER OF ATTORNEY
2.	TEHSIL / DISTRICT	FARRUKH NAGAR/ GURUGRAM
3.	STAMP DUTY	RS.1000/-
4.	STAMP NO/DATED	GBI2024G38 / 09.07.2024
5.	STAMP ISSUED BY	E-STAMPING GOVT. OF HARYANA

Be it known to all to whom it may concern that I, Mr. Anil Kumar Jain (Aadhaar No. 9858 8069 6256 & PAN: - ABWPJ9434G) Son of Sh. Mahender Kumar Jain resident of House No 914/2, Acharyapuri, Gurugram (HR)-122001 (hereinafter called as "Executant") do hereby appoint, nominate, constitute and authorize i.e. NOWARA REALTY LLP (PAN:- AAWFN9046P) having its registered office at First Floor, C28, Greenwood City, Sector-45, Gurugram, Haryana through its Partner (1) Mr. Manoj Kumar (Aadhaar No. 6905 3860 6834 & PAN:- AOXPK9153K) Son of Sh. Rattan Lal Yadav & (2) Mr. Piyush Jain (Aadhaar No. 5841 0101 7636 & PAN:- BCKPJ3066N) Son of Sh. Anil Kumar Jain (hereinafter called as "Attorney Holder") to be my lawful legal attorney.

Anil Kumar Jain

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Page 1 of 4
Designated Partner

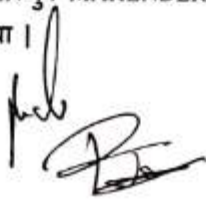
प्रलेख न:27

दिनांक:11-07-2024

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	फरुखनगर
गांव/शहर	फरुखनगर

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GBI2024G38	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:118854332 पेस्टिंग शुल्क 3 रुपये
Drafted By: Tejpal Sharma ADV	Service Charge:200

यह प्रलेख आज दिनांक 11-07-2024 दिन गुरुवार समय 12:48:00 PM बजे श्री/श्रीमती /कुमारी ANIL KUMAR JAIN पुत्र MAHENDER KUMAR JAIN निवास 914/2 ACHARYAPURI GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)


हस्ताक्षर प्रस्तुतकर्ता
ANIL KUMAR JAIN

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी NOWARA REALTY LLP thru MANOJ KUMAR AND PIYUSH JAIN OTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namrdar पिता MANOHAR LAL निवासी shakupur Majri व श्री/श्रीमती /कुमारी KANWAR SINGH NUMBERDAR पिता BISHAMBER DAYAL निवासी mehchana 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(फरुखनगर)

FOR NOWARA REALTY LLP

FOR NOWARA REALTY LLP

Designated P

Now whereas Executant is the owner and in possession of Khewat/Khata No. 688//564, Khatoni No. 693, Mustil No. 46// 3 (8-0) 4 (8-0) 7/1(4-0) 7/2 (3-11) 8 (7-11) 9/1/1 (1-6), Total Kitta 6 Rakba 32 Kanal 8 Marla Vide Mutation No 23064 and Jamabandi Year 2021-2022 situated within Village Farruknagar Tehsil Farruknagar & District Gurugram, Haryana (hereinafter referred as the **Property**).

Now whereas I am giving the attorney to manage and control the above said property. Hence, I do hereby empower, authorize **NOWARA REALTY LLP** for the above said property to the said attorney for doing the following things in my name and on my behalf:-

1. To obtain the necessary permission for license, permissions, sanctions and approvals from the offices of Town planning or any other government body for development of residential affordable group housing society for the above said property.
2. To sign and execute the affidavits, application, undertaking and all necessary documents for obtaining the license and sanctions for the developments of residential affordable group housing society
3. To represent me before any office like registrar or sub registrar of any state or central government, municipality or any office/authority/Society or local bodies which may be connected and/or concerned with my property in the manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name in respect of above said property, or any matter incidental thereto.
4. To sell, give on lease or mortgage or otherwise acquire and hold above said property through any individual owner/ allottee or to any developer as may be thought proper and expedient on my behalf and to pay necessary cost, taxes, outgoing charges, expenses and dues in respect of the above said property.
5. To get water/sewer/electricity power connection and other services or to deal with the department concerned thereof and to deposit any charges, taxes or payment in respect of above said property.
6. To negotiate on the terms for the sale/transfer of my above said property and lease hold rights in the property there under with the intended purchaser(s) at such price which my attorney may deem fit, to receive earnest/consideration amount and to give receipt thereof and to execute agreement to sell and Special Power of Attorney in this respect.

For **NOWARA REALTY LLP**


Designated Partner

For **NOWARA REALTY LLP**


Designated Partner

Reg. No.

Reg. Year

Book No.

27

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- ANIL KUMAR JAIN Anil Kumar
For NOWARA REALTY LLP

प्राधिकृत :- thru MANOJ KUMAR AND PIYUSH JAIN OTHER NOWARA REALTY

LLP Manoj Kumar Piyush Jain
Designated Partner

गवाह 1 :- Partap Singh Partap Singh

गवाह 2 :- KANWAR SINGH NUMBERDAR Kanwar Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 27 आज दिनांक 11-07-2024 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 52.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 111 के पृष्ठ संख्या 49 से 51 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 11-07-2024

Partap Singh
उप/सयुंक्त पंजीयन अधिकारी फरूखनगर

For NOWARA REALTY LLP

For NOWARA REALTY LLP

Designated Partner

7. To enter into agreement to sell for selling the same to intending purchasers and to receive any earnest money & consideration amount from the intending purchaser or purchasers.
8. To get the Sale Deed/Lease Deed /Transfer Deed/Agreement to Sell and or supplementary deed/Mortgage Deed of my above said property from the office of the Competent Authority in respect of my above said property and to get the same registered in the office of the Sub Registrar.
9. To let out any of my above said property in full or in part to any intended tenants, to receive rents, issue receipts and deal with the tenants in any lawful manner and if though fit to get the property vacated.
10. To apply for and get sale permission/No Objection certificate and other connected permissions from the state of central government or municipal corporation or from the Competent Authority/local authorities/office/society in this regard for the sale/transfer of my rights, interests, liens and titles in respect of above said property and for the purpose to do all acts, deed and things which are necessary for the same.
11. To file/defend any suit in any court of law in any matter concerning above said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, Vakil, attorney, etc. and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name.
12. To execute, sign and present all kind of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law of courts i.e., Civil Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitration on or any matter concerning my above said property or any matter incidental thereto.
13. To execute the Sale Deed/ Lease Deed / Conveyance Deed/ Gift Deed/Agreement to Sell and or supplementary deed of above said property in favour of intending purchaser and to get the same registered in the office of the Sub Registrar, concerned authority and to receive the consideration in lieu thereof. To execute a rectification deed of any deed executed in respect of above said property and to get the same registered in the office of the Sub-Registrar or any other Registering Authority.

For NOWARA REALTY LLP
Rais
Designated Partner

For NOWARA REALTY LLP
Subk
Designated Partner

Subk

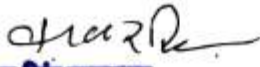
14. To appoint any other persons as my attorney authorizing her to do all or any of the above or any other act, deed or thing which in the opinion of my attorney ought to be done, executed or performed in respect above said property or any matter incidental thereto and to cancel withdraw and or revoke the powers conferred upon such attorney.
15. To manage, control and supervise above said property in any manner.

Generally, to do all such acts deeds and things which may be conducive to the effectual performance of the aforesaid function. And to do all acts, deeds and things which my attorney may deem fit and proper for the management, control and supervision of my above said property as effectively as I would have done if present personally to do so and I the Executants do hereby confirm to ratify all and whatsoever my attorney may do or cause to be done by virtue of these presents. And I the Executant do hereby confirm and declare that the acts, deeds and things done or got done by my attorney shall be construed as acts, deeds and things done by me.

IN WITNESSES WHEREOF, I, the Executant have put my hands on these presents in the presence of the following's witnesses.

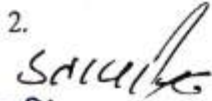
Created By
TEJESH SHARM
 Advocate
 Dist. Court, Gurgaon

WITNESSES: -

1. 
कवर सिंह नम्बरदार
ग्राम महिषाना, खण्ड फरुखनगर
जिला गुरुग्राम (हरि०)

EXECUTANTS


 Mr. Anil Kumar Jain

2. 

प्रताप सिंह नम्बरदार
 गौ. 39 माज
 तह. फरुखनगर जि. गुरुग्राम

For NOWARA REALTY LLP


Designated Partner

ATTORNEY HOLDER

For NOWARA REALTY LLP


Designated Partner



Indian-Non Judicial Stamp
Haryana Government



Date: 05/08/2024

Certificate No: GBE2024H25



Stamp Duty Paid ₹ 101

Roll No: 119733096



Penalty ₹ 0

Seller / First Party Detail

Name: Anil Kumar Jain
H No/Floor: 914/2 Sector/Ward: Nil LandMark: Acharyapuri
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****98



Buyer / Second Party Detail

Name: Nowara Realty Llp
H No/Floor: C28 Sector/Ward: 45 LandMark: Greenwood city
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****98
Purpose: ADDENDUM SPA

Authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrahry.nc.in>

**Addendum/ Supplementary Special Power of Attorney
(To Special Power of Attorney no. 27 dated 11.07.2024)**

1395
08/08/2024

This addendum/ supplementary Special Power of Attorney to main Special Power of Attorney no. 27 dated 11.07.2024, is executed at Tehsil Farukhnagar, District Gurugram, Haryana on this 08 day of August, 2024.

Be it known to all to whom it may concern Shri Anil Kumar Jain S/o Sh. Mahender Kumar Jain R/o House No. 914/2, Acharyapuri, Gurugram, Haryana, hereinafter referred to as "**Executant**" had given Special Power of Attorney no. 27 dated 11.07.2024 to M/s NOWARA REALTY LLP, Regd. Office at First Floor, C-28, Greenwood City, Sector-45, Gurugram, Haryana through its partners Sh. Manoj Kumar S/o Sh. Ratan Lal Yadav and Mr. Piyush Jain S/o Sh. Anil Kumar Jain herein after referred to as the "**Attorney Holder**"

Whereas the Executant had given Special Power of Attorney to the Attorney Holder vide Special Power of Attorney no. 27 dated 11.07.2024. And whereas the Executant is executing this addendum/ supplementary Special Power of Attorney to the main Special Power of Attorney dated 11.07.2024.

For NOWARA REALTY LLP

Designated Partner

Anil Kumar Jain

For NOWARA REALTY LLP

Designated Partner

प्रलेख नः1395

दिनांक:08-08-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील फरुखनगर
गांव/शहर Farrukhnagar

धन संबंधी विवरण

राशि 1 रुपये स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : GBE2024H25 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:119939821 पेस्टिंग शुल्क 3 रुपये
Drafted By: TEJPAL SHARMA ADV Service Charge:200

यह प्रलेख आज दिनांक 08-08-2024 दिन गुरुवार समय 4:04:00 PM बजे श्री/श्रीमती /कुमारी
Anil Kumar Jain पुत्र Mahender Kumar Jain निवास Acharyapuri Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)


हस्ताक्षर प्रस्तुतकर्ता
Anil Kumar Jain

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Nowar: Realty LLP thru Manoj Kumar And Piyush Jain OTHER हाजिर है | प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीPARTAP SINGH NAMBERDAR पिता —
निवासी Shekpur Majri व श्री/श्रीमती /कुमारी kanwar Singh namberdar पिता —
निवासी Mehchana 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(फरुखनगर)

दिनांक 08-08-2024

REKHA REALTY

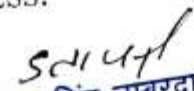

NOW THIS ADDENDUM SPECIAL POWER OF ATTORNEY IS WITNESSETH AS UNDER:-

1. That the Special Power of Attorney no. 27 dated 11.07.2024 is irrevocable and cannot be amended without taking the prior approval of The Director, Town & Country Planning, Haryana, Chandigarh.
2. The aforesaid clauses shall form part of Special Power of Attorney dated 11.07.2024.
3. That the other terms and condition of the Special Power of Attorney dated 11.07.2024 shall remain unchanged and binding.

IN WITNESS WHEREOF, this addendum/supplementary Special Power of Attorney is executed and signed by parties of the day, month and year first written above in the presence of witness.

Dr. Anil Kumar Jain
FEDERAL STAFF
Date: 08/08/24

WITNESS:

1. 
प्रताप सिंह नम्बरदार
गाँव शेखुपुर माजरी
तह. फरुखनगर जि. गुड़गाँव
2. 

EXECUTANT


Anil Kumar Jain


काजर सिंह नम्बरदार
ग्राम महुचाना, खण्ड फरुखनगर
जिला गुरुग्राम (हरि०)

ATTORNEY HOLDER

For NOWARA REALTY LLP


Designated Partner

For NOWARA REALTY LLP


Designated Partner

Reg No

Reg Year

Book No

1395

2024-2025



पेशकारी

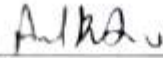




दावेदार



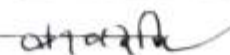
गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकारी :- Anil Kumar Jain 

दावेदार :- thru Manoj Kumar And Piyush Jain OTHER Nowara Realty
LLP  


गवाह 1 :- PARTAP SINGH NAMBERDAR 

गवाह 2 :- kanwar Singh namberdar 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1395 आज दिनांक 08-08-2024 को बही नं 1 जिल्द नं 115 के पृष्ठ नं 163.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2260 के पृष्ठ संख्या 7 से 9 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 08-08-2024


उप/सयुक्त पंजीयन अधिकारी फरखनगर

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 10/07/2024

Certificate No. GBJ2024G1

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

GRN No. 118824712



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sudesh

H.No/Floor : 148

Sector/Ward : Na

LandMark : Sbi bank kapasheda gaon

City/Village : New delhi

District : South west delhi

State : Delhi

Phone : 96*****62



Buyer / Second Party Detail

Name : Nowara Realty Llp

H.No/Floor : C28/ff

Sector/Ward : 45

LandMark : Greenwood city

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 96*****62

Purpose : SPA

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

1.	TYPE OF DEED	SPECIAL POWER OF ATTORNEY
2.	TEHSIL / DISTRICT	FARRUKH NAGAR/ GURUGRAM
3.	STAMP DUTY	RS.1000/-
4.	STAMP NO/DATED	GBJ2024G1 / 10.07.2024
5.	STAMP ISSUED BY	E-STAMPING GOVT. OF HARYANA

Be it known to all to whom it may concern that I, Mrs. Sudesh (Aadhaar No. 8774 6636 4028 & PAN:- BPTPS8417J) Wife of Mr. Rajendra Yadav Resident of House No. 148, SBI Bank, Kapasheda Gaon, South West Delhi, Delhi-110037 (hereinafter called as "Executant") do hereby appoint, nominate, constitute and authorize i.e. NOWARA REALTY LLP (PAN:- AAWFN9046P) having its registered office at First Floor, C28, Greenwood City, Sector-45, Gurugram, Haryana through its Partner (1) Mr. Manoj Kumar (Aadhaar No. 6905 3860 6834 & PAN:- AOXPK9153K) Son of Sh. Rattan Lal Yadav & (2) Mr. Piyush Jain (Aadhaar No. 5841 0101 7636 & PAN:- BCKPJ3066N) Son of Sh. Anil Kumar Jain (hereinafter called as "Attorney Holder") to be my lawful legal attorney.

20/07/24

For NOWARA REALTY LLP

 Designated Partner

For NOWARA REALTY LLP

 Designated Partner

प्रलेख नं 28

दिनांक: 12-07-2024

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील फरुखनगर
गांव/शहर Farrukhnagar

धन संबंधी विवरण


राशि 1 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं. 0411N024G1 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan: 118854733 पेस्टिंग शुल्क 3 रुपये

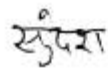
Drafted By: Tejpal Sharma ADV

Service Charge: 200

यह प्रलेख आज दिनांक 12-07-2024 दिन शुक्रवार समय 1:06:00 PM बजे श्री/श्रीमती /कुमारी
SUDESH पत्नी RAJENDRA YADAV निवास SBI Bank Kapasheda Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।




उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)

हस्ताक्षर प्रस्तुतकर्ता
SUDESH 

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Nowara Realty LLP thru Manoj Kumar and Piyush Jain OTHER हाजिर है। प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namrdar पिता MANOHAR
LAL निवासी shakupur Majri व श्री/श्रीमती /कुमारी KANWAR SINGH NUMBERDAR पिता BISHAMBER DAYAL
निवासी mehchana 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 (फरुखनगर)

दिनांक 12-07-2024

For NOWARA REALTY LLP
Designated Partner
For NOWARA REALTY LLP
Designated Partner

Now whereas Executant is the owner and in possession of Khewat/Khata No. 687//563, Khatoni No. 692, Mustil No. 46// 9/1/2 (2-10) 11/2 (3-17) 12 (8-0) 13 (8-0) 14/1 (6-0), Total Kitta 5 Rakba 28 Kanal 7 Marla and Khewat/Khata No. 911//740, Khatoni No. 921, Mustil No. 46// 14/2 (2-0) 15 (8-0), Total Kitta 2 Rakba 10 Kanal 0 Marla , Total Kitta 7 Rakba 38 Kanal 7 Marla Farruk Nagar Tehsil & District Gurugram, Haryana vide Jamabandi year 2021-2022 (hereinafter referred as the **Property**).

Now whereas I am giving the attorney to manage and control the above said property. Hence, I do hereby empower, authorize **NOWARA REALTY LLP** for the above said property to the said attorney for doing the following things in my name and on my behalf:-

1. To obtain the necessary permission for license, permissions, sanctions and approvals from the offices of Town planning or any other government body for development of residential affordable group housing society for the above said property.
2. To sign and execute the affidavits, application, undertaking and all necessary documents for obtaining the license and sanctions for the developments of residential affordable group housing society.
3. To represent me before any office like registrar or sub registrar of any state or central government, municipality or any office/authority/Society or local bodies which may be connected and/or concerned with my property in the manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name in respect of above said property, or any matter incidental thereto.
4. To sell, give on lease or mortgage or otherwise acquire and hold above said property through any individual owner/ allottee or to any developer as may be thought proper and expedient on my behalf and to pay necessary cost, taxes, outgoing charges, expenses and dues in respect of the above said property.
5. To get water/sewer/electricity power connection and other services or to deal with the department concerned thereof and to deposit any charges, taxes or payment in respect of above said property.

23/4/21

For **NOWARA REALTY LLP**



Designated Partner

For **NOWARA REALTY LLP**



Designated Partner

Reg. No.

Reg. Year

Book No.

28

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता :- SUDESH सुदेश

उप/सयुक्त पंजीयन अधिकारी

प्राधिकृत :- Shri Manoj Kumar and Piyush Jain OTHER Nowara Realty LLP

गवाह 1 :- Partap Singh Namrdar

गवाह 2 :- KANWAR SINGH NUMBERDAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 28 आज दिनांक 12-07-2024 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 53 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 111 के पृष्ठ संख्या 52 से 54 पर चिपकाई गईं। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-07-2024

उप/सयुक्त पंजीयन अधिकारी फरखनगर

FOR NOWARA REALTY LLP
Designated Partner

6. To negotiate on the terms for the sale/transfer of my above said property and lease hold rights in the property there under with the intended purchaser(s) at such price which my attorney may deem fit, to receive earnest/consideration amount and to give receipt thereof and to execute agreement to sell and Special Power of Attorney in this respect.
7. To enter into agreement to sell for selling the same to intending purchasers and to receive any earnest money & consideration amount from the intending purchaser or purchasers.
8. To get the Sale Deed/Lease Deed /Transfer Deed/Agreement to Sell and or supplementary deed/Mortgage Deed of my above said property from the office of the Competent Authority in respect of my above said property and to get the same registered in the office of the Sub Registrar.
9. To let out any of my above said property in full or in part to any intended tenants, to receive rents, issue receipts and deal with the tenants in any lawful manner and if though fit to get the property vacated.
10. To apply for and get sale permission/No Objection certificate and other connected permissions from the state of central government or municipal corporation or from the Competent Authority/local authorities/office/society in this regard for the sale/transfer of my rights, interests, liens and titles in respect of above said property and for the purpose to do all acts, deed and things which are necessary for the same.
11. To file/defend any suit in any court of law in any matter concerning above said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, Vakil, attorney, etc. and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name.
12. To execute, sign and present all kind of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law of courts i.e., Civil Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitration on or any matter concerning my above said property or any matter incidental thereto.
13. To execute the Sale Deed/ Lease Deed / Conveyance Deed/ Gift Deed/Agreement to Sell and or supplementary deed of above said property in favour of intending purchaser and to get the same registered in the office of the Sub Registrar, concerned authority and to receive the consideration in lieu thereof. To execute a rectification deed of any

23/02

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Page 3 of 4
Designated Partner

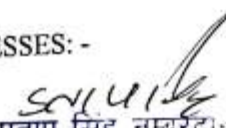
deed executed in respect of above said property and to get the same registered in the office of the Sub-Registrar or any other Registering Authority.

14. To appoint any other persons as my attorney authorizing her to do all or any of the above or any other act, deed or thing which in the opinion of my attorney ought to be done, executed or performed in respect above said property or any matter incidental thereto and to cancel withdraw and or revoke the powers conferred upon such attorney.
15. To manage, control and supervise above said property in any manner.

Generally, to do all such acts deeds and things which may be conducive to the effectual performance of the aforesaid function. And to do all acts, deeds and things which my attorney may deem fit and proper for the management, control and supervision of my above said property as effectively as I would have done if present personally to do so and I the Executants do hereby confirm to ratify all and whatsoever my attorney may do or cause to be done by virtue of these presents. And I the Executant do hereby confirm and declare that the acts, deeds and things done or got done by my attorney shall be construed as acts, deeds and things done by me.


IN WITNESSES WHEREOF, I, the Executant have put my hands on these presents in the presence of the following's witnesses.


WITNESSES: -

1. 
प्रताप सिंह नम्बरदार
गाँव शेखपुर माजरी
तह. फरुखनगर जि. गुड़गाँव

Witnessed By
TEJAL SHARMA
Advocate
Dist. Court, Gurgaon

EXECUTANTS


Mrs. Sudesh

2. 

कवर सिंह नम्बरदार
ग्राम महजाना, खण्ड फरुखनगर
जिला गुरुग्राम (हरि०)

For NOWARA REALTY LLP


Designated Partner

ATTORNEY HOLDER

For NOWARA REALTY LLP


Designated Partner



Indian-Non Judicial Stamp
Haryana Government



Date : 05/08/2024

Certificate No. GBE2024H24
GRN No 119733096



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Sudesh
H.No/Floor: 148 Sector/Ward: Nil LandMark: Sbi bank
City/Village: Kapasheda gaon District: South west delhi State: Delhi
Phone: 80*****98



Buyer / Second Party Detail

Name: Nowara Realty Lp
H.No/Floor: C28 Sector/Ward: 45 LandMark: Greenwood city
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 80*****98

Purpose: ADDENDUM SPA

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

**Addendum/ Supplementary Special Power of Attorney
(To Special Power of Attorney no. 28 dated 12.07.2024)**

1394
08/08/24

This addendum/ supplementary Special Power of Attorney to main Special Power of Attorney no. 28 dated 12.07.2024, is executed at Tehsil Farukhnagar, District Gurugram, Haryana on this 08 day of August, 2024.

Be it known to all to whom it may concern Mrs. Sudesh W/o Sh. Rajender Yadav, R/o House No. 148, SBI Bank, Kapasheda Gaon, South West Delhi, Delhi-110037, hereinafter referred to as "Executant" had given Special Power of Attorney no. 28 dated 12.07.2024 to M/s NOWARA REALTY LLP, Regd. Office at First Floor, C-28, Greenwood City, Sector-45, Gurugram, Haryana through its partners Sh. Manoj Kumar S/o Sh. Ratan Lal Yadav and Mr. Piyush Jain S/o Sh. Anil Kumar Jain herein after referred to as the "Attorney Holder"

Whereas the Executant had given Special Power of Attorney to the Attorney Holder vide Special Power of Attorney no. 28 dated 12.07.2024. And whereas the Executant is executing this addendum/ supplementary Special Power of Attorney to the main Special Power of Attorney dated 12.07.2024.

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Designated Partner

प्रलेख न:1394

दिनांक:08-08-2024

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील फरुखनगर
गांव/शहर Farrukhnagar

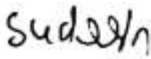
धन संबंधी विवरण

राशि 1 रुपये
स्टाम्प नं : GBE2024H24
रजिस्ट्रेशन फीस की राशि 100 रुपये
Drafted By: TEJPAL SHARMA ADV


स्टाम्प ह्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:119939411
पेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 08-08-2024 दिन गुरुवार समय 4:02:00 PM बजे श्री/श्रीमती /कुमारी
Sudesh पत्नी Rajendra Yadav निवास 148 Kapasheda Gaon Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)


हस्ताक्षर प्रस्तुतकर्ता
Sudesh

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Nowara Realty LLP thru Manoj Kumar And Piyush Jain OTHER हाजिर है। प्रतुत
प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी PARTAP SINGH NAMBERDAR पिता --
निवासी Shekpur Majri व श्री/श्रीमती /कुमारी kanwar Singh numberdar पिता --
निवासी Mehchana 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 (फरुखनगर)

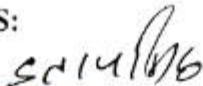
दिनांक 08-08-2024

NOW THIS ADDENDUM SPECIAL POWER OF ATTORNEY IS WITNESSETH AS UNDER:-

1. That the Special Power of Attorney no. 28 dated 12.07.2024 is irrevocable and cannot be amended without taking the prior approval of The Director, Town & Country Planning, Haryana, Chandigarh.
2. The aforesaid clauses shall form part of Special Power of Attorney dated 12.07.2024.
3. That the other terms and condition of the Special Power of Attorney dated 12.07.2024 shall remain unchanged and binding.

IN WITNESS WHEREOF, this addendum/supplementary Special Power of Attorney is executed and signed by parties of the day, month and year first written above in the presence of witness.

WITNESS:

1. 
प्रताप सिंह नम्बरदार
गाँव शेखपुरा माजरी
तह. फर्रुखनगर, जि. गुरुग्राम

2. 
(0212) माजरी माला
कदम सिंह नम्बरदार
ग्राम महजाना, खण्ड फर्रुखनगर
जिला गुरुग्राम (हरिद्वार)

EXECUTANT


Mrs. Sudesh

ATTORNEY HOLDER

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Designated Partner

Created by
REAR, Haryana
Date: 08/08/24

Reg. No.

Reg. Year

Book No.

1394

2024-2025

1



पेशकर्ता



दावेदार



गवाह



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- Sudesh Sudesh

दावेदार :- thru Manoj Kumar And Piyush Jain OTHER Nowara Realty
LLP [Signature]

गवाह 1 :- PARTAP SINGH NAMBERDAR [Signature]

गवाह 2 :- kanwar Singh namberdar [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1394 आज दिनांक 08-08-2024 को बही नं 1 जिल्द नं 115 के पृष्ठ नं 163.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2260 के पृष्ठ संख्या 4 से 6 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 08-08-2024

[Signature]
उप/सयुंक्त पंजीयन अधिकारी फरूखनगर

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 09/07/2024

Certificate No. G0I2024G3153

GRN No. 114303349



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Anil Kumar Jain

H.No/Floor : 914/2

Sector/Ward : Na

LandMark : Na

City/Village : Acharyapuri

District : Gurugram

State : Haryana

Phone: 76*****75

Others : Sudesh

**Buyer / Second Party Detail**

Name : Nowara Realty Lip

H.No/Floor : C28/ff

Sector/Ward : 45

LandMark : Greenwood city

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 76*****75

Purpose : GPA

26
11/07/2024The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

1.	TYPE OF DEED	GENERAL POWER OF ATTORNEY
2.	TEHSIL / DISTRICT	FARRUKH NAGAR/ GURUGRAM
3.	STAMP DUTY	RS.1000/-
4.	STAMP NO/DATED	G0I2024G3153 / 09.07.2024
5.	STAMP ISSUED BY	E-STAMPING GOVT. OF HARYANA

Be it known to all to whom it may concern that I, (1) Mr. Anil Kumar Jain (Aadhaar No. 9858 8069 6256 & PAN: - ABWPJ9434G) Son of Sh. Mahender Kumar Jain resident of House No 914/2, Acharyapuri, Gurugram (Hr)-122001 & (2) Mrs. Sudesh (Aadhaar No. 8774 6636 4028 & PAN:- BPTPS8417J) Wife of Mr. Rajendra Yadav Resident of House No. 148, SBI Bank, Kapasheda Gaon, South West Delhi, Delhi-110037 (hereinafter called as "Executant") do hereby appoint, nominate, constitute and authorize i.e. NOWARA REALTY LLP (PAN:- AAWFN9046P) having its registered office at First Floor, C28, Greenwood City, Sector-45, Gurugram, Haryana through its Partner (1) Mr. Manoj Kumar (Aadhaar No. 6905 3860 6834 & PAN:- AOXPk9153K) Son of Sh. Rattan Lal Yadav & (2) Mr. Piyush Jain (Aadhaar No. 5841 0101 7636 & PAN:- BCKPJ3066N) Son of Sh. Anil Kumar Jain (hereinafter called as "Attorney Holder") to be Our lawful legal attorney.

26/7/24

Anil Kumar Jain
For NOWARA REALTY LLP
Designated Partner

For NOWARA REALTY LLP
Designated Partner
Page 1 of 1

प्रलेख न:26

दिनांक:11-07-2024

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील फरुखनगर
गांव/शहर फरुखनगर



धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : G012024G3153
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:118854592
पेस्टिंग शुल्क 3 रुपये

Drafted By: Tejpal Sharma ADV

Service Charge:200

यह प्रलेख आज दिनांक 11-07-2024 दिन गुरुवार समय 12:32:00 PM बजे श्री/श्रीमती /कुमारी ANIL KUMAR JAIN पुत्र MAHENDER KUMAR JAIN SUDESH पत्नी RAJENDRA YADAV निवास KAPASHEDA DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


उप/संयुक्त पंजीयन अधिकारी (फरुखनगर)


हस्ताक्षर प्रस्तुतकर्ता
ANIL KUMAR JAIN SUDESH

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी NOWARA REALTY LLP thru MANOJ KUMAR AND PIYUSH JAIN OTHER हाजिर हैं। प्रतुत प्रलेख के तथ्यां को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Partap Singh Namrdar पिता MANOHAR LAL निवासी shakupur Majri व श्री/श्रीमती /कुमारी KANWAR SINGH NUMBERDAR पिता BISHAMBER DAYAL निवासी mehchana 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 (फरुखनगर)

FOR NOWARA REALTY LLP

FOR NOWARA REALTY LLP

Now whereas Executant is the co-owner and in possession of Khewat/Khata No. 687//563, Khatoni No. 692, Mustil No. 46// 9/1/2 (2-10) 11/2 (3-17) 12 (8-0) 13 (8-0) 14/1 (6-0), Total Kitta 5 Rakba 28 Kanal 7 Marla and Khewat/Khata No. 911//740, Khatoni No. 921, Mustil No. 46// 14/2 (2-0) 15 (8-0), Total Kitta 2 Rakba 10 Kanal 0 Marla , Total Kitta 7 Rakba 38 Kanal 7 Marla Farruk Nagar Tehsil & District Gurugram, Haryana vide Jamabandi year 2021-2022 (Owned and possessed by Party at Serial No 2 i.e Mrs Sudesh) and Khewat/Khata No. 688//564, Khatoni No. 693, Mustil No. 46// 3 (8-0) 4 (8-0) 7/1(4-0) 7/2 (3-11) 8 (7-11) 9/1/1 (1-6), Total Kitta 6 Rakba 32 Kanal 8 Marla Vide Mutation No 23064 and Jamabandi Year 2021-2022 situated within Village Farruknagar Tehsil Farruknagar & District Gurugram, Haryana (hereinafter referred as the **Property**).

Now whereas we are giving the attorney to manage and control the above said property. Hence, we do hereby empower, authorize **NOWARA REALTY LLP** for the above said property to the said attorney for doing the following things in our name and on our behalf:-

1. To obtain the necessary permission for license, permissions, sanctions and approvals from the offices of Town planning or any other government body for development of residential affordable group housing society for the above said property.
2. To sign and execute the affidavits, application, undertaking and all necessary documents for obtaining the license and sanctions for the developments of residential affordable group housing society
3. To represent us before any office like registrar or sub registrar of any state or central government, municipality or any office/authority/Society or local bodies which may be connected and/or concerned with our property in the manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on our behalf and in our name in respect of above said property, or any matter incidental thereto.
4. To sell, give on lease or mortgage or otherwise acquire and hold above said property through any individual owner/ allottee or to any developer as may be thought proper and expedient on our behalf and to pay necessary cost, taxes, outgoing charges, expenses and dues in respect of the above said property.

23/9/21

For NOWARA REALTY LLP

Designated Partner

For NOWARA REALTY LLP

Designated Partner

Reg. No.

Reg. Year

Book No.

26

2024-2025

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- ANIL KUMAR JAIN SUDESH *Anil Kumar Jain*

प्राधिकृत :- thru *MANOJ KUMAR AND PIVUSH JAIN* OTHERNOWARA REALTY LLP *Manoj Kumar*

गवाह 1 :- Partap Singh Numberdar

गवाह 2 :- KANWAR SINGH NUMBERDAR *Kanwar Singh*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 26 आज दिनांक 11-07-2024 को बही नं 4 जिल्द नं 8 के पृष्ठ नं 52.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 111 के पृष्ठ संख्या 46 से 48 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 11-07-2024

[Signature]
उप/सयुंक्त पंजीयन अधिकारी फरखनगर

For NOWARA REALTY LLP

For NOWARA REALTY LLP

Designated Partner

5. To get water/sewer/electricity power connection and other services or to deal with the department concerned thereof and to deposit any charges, taxes or payment in respect of above said property.
6. To negotiate on the terms for the sale/transfer of our above said property and lease hold rights in the property there under with the intended purchaser(s) at such price which Our attorney may deem fit, to receive earnest/consideration amount and to give receipt thereof and to execute agreement to sell and GENERAL Power of Attorney in this respect.
7. To enter into agreement to sell for selling the same to intending purchasers and to receive any earnest money & consideration amount from the intending purchaser or purchasers.
8. To get the Sale Deed/Lease Deed /Transfer Deed/Agreement to Sell and or supplementary deed/Mortgage Deed of Our above said property from the office of the Competent Authority in respect of our above said property and to get the same registered in the office of the Sub Registrar.
9. To let out any of our above said property in full or in part to any intended tenants, to receive rents, issue receipts and deal with the tenants in any lawful manner and if though fit to get the property vacated.
10. To apply for and get sale permission/No Objection certificate and other connected permissions from the state of central government or municipal corporation or from the Competent Authority/local authorities/office/society in this regard for the sale/transfer of Our rights, interests, liens and titles in respect of above said property and for the purpose to do all acts, deed and things which are necessary for the same.
11. To file/defend any suit in any court of law in any matter concerning above said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, Vakil, attorney, etc. and to make any statement, application, affidavit, undertaking etc. for and on our behalf and in our name.
12. To execute, sign and present all kind of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law of courts i.e., Civil Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitration on or any matter concerning our above said property or any matter incidental thereto.

23/4/21

For NOWARA REALTY LLP

[Signature]
Designated Partner

[Signature]

For NOWARA REALTY LLP

[Signature]
Designated Partner

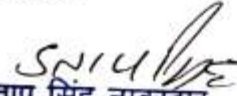
13. To execute the Sale Deed/ Lease Deed / Conveyance Deed/ Gift Deed/Agreement to Sell and or supplementary deed of above said property in favour of intending purchaser and to get the same registered in the office of the Sub Registrar, concerned authority and to receive the consideration in lieu thereof. To execute a rectification deed of any deed executed in respect of above said property and to get the same registered in the office of the Sub-Registrar or any other Registering Authority.
14. To appoint any other persons as Our attorney authorizing them to do all or any of the above or any other act, deed or thing which in the opinion of our attorney ought to be done, executed or performed in respect above said property or any matter incidental thereto and to cancel withdraw and or revoke the powers conferred upon such attorney.
15. To manage, control and supervise above said property in any manner.

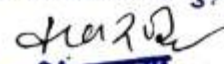
Generally, to do all such acts deeds and things which may be conducive to the effectual performance of the aforesaid function. And to do all acts, deeds and things which Our attorney may deem fit and proper for the management, control and supervision of Our above said property as effectively as We would have done if present personally to do so and We the Executant do hereby confirm to ratify all and whatsoever our attorney may do or cause to be done by virtue of these presents. And We the Executant do hereby confirm and declare that the acts, deeds and things done or got done by our attorney shall be construed as acts, deeds and things done by us.

IN WITNESSES WHEREOF, I, the Executant have put our hands on these presents in the presence of the following's witnesses.

WITNESSES: -

1.

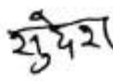

 प्रताप सिंह नम्बरदार
 गाँव शेखुपुर माजरी
 तह. फरुखनगर जि. गुड़गाँव


 कवर सिंह नम्बरदार
 ग्राम महजाना, खण्ड फरुखनगर
 जिला मुक्तग्राम (हरि०)

Drafted By
 TEJPA SHARMA
 Advocate
 Dist. Gurgaon

EXECUTANT


 (1) Mr. Anil Kumar Jain


 (2) Mrs. Sudesh

For NOWARA REALTY LLP

 Designated Partner

For NOWARA REALTY LLP

 Designated Partner