



Certificate No. GOR2022A2721



GRN No. 86432354

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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Harpal Singh

H.No/Floor : P8/5

Sector/Ward : Na

LandMark : Dlf city phase 2

City/Village : Sikanderpur gh

District : Gurugram

State : Haryana

Phone: 93*****10

Others : Samta devi and mukul yadav and vitul yadav



Buyer / Second Party Detail

Name : Agrante Realty Ltd

H.No/Floor : Unitno122

Sector/Ward : 21

LandMark : Suncity trade tower

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 93*****10

Purpose : SPA

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

SPECIAL POWER OF ATTORNEY

1). Shri Harpal Singh S/O Prahlad 2.)Samta Devi W/O Harpal Singh, 3) Mr. Mukul Yadav and 4). Mr. Vitul Yadav Both are S/o Harpal Singh, All are R/O P 8/5 DLF phase-2, Tehsil &Distt. Gurgaon (hereinafter collectively called the "OWNERS" which expression unless repugnant or opposed to the context thereof includes their successors, representatives, nominees and permitted assigns etc.) the party of the FIRST PART.

AND

M/s Agrante Realty Ltd., Unit No. 122 1st Floor Sun City Trade Tower Sector-21 Udog Vihar Gurugram, Haryana, 122016 through its Managing director Mr. Arvinder Singh S/o late Shri Raghubeer singh r/o 905 Mahagun Maestro, sector-50 Noida who has been empowered to execute this agreement vide Board Resolution dated 24.01.2022 (Hereinafter called the "DEVELOPERS" which expression unless repugnant or opposed to the context thereof includes its successors, representatives, and nominees and permitted assigns etc.) the party of the SECOND PART.

Signature of Samta Devi
Samta Devi

Signature of Mukul Yadav
Mukul Yadav

Signature of Vitul Yadav
Vitul Yadav

For Agrante Realty Ltd.

Signature of Arvinder Singh
Authorized Signatory

For Agrante Realty Ltd.

Signature of Arvinder Singh
Authorized Signatory

प्रलेख न:395

दिनांक:25-01-2022

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

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प नं : GOR2022A2721	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:86432473 पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 25-01-2022 दिन मंगलवार समय 3:34:00 PM बजे श्री/श्रीमती /कुमारी HARPAL पुत्र PRAHLAD SAMTA DEVI पत्नी HARPAL SINGH MUKUL YADAV पुत्र HARPAL SINGH VITUL YADAV पुत्र HARPAL SINGH निवास , द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Santayada

Harpal Singh

[Signature]

उप/सयुक्त पंजीयन अधिकारी (गुरुग्राम)

हस्ताक्षर प्रस्तुतकर्ता

HARPAL SAMTA DEVI MUKUL YADAV VITUL YADAV

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS AGRANTE REALTY LTD thru ^{1/21}ARVINDER SINGHOTHER हाजिर हैं ।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER KUMAR पिता BHAGAAT RAM निवासी VPO DHARAMPUR GGM व श्री/श्रीमती /कुमारी DEVESH SHARMA पिता RAJA BABU SHARMA निवासी 3 ADRASH NAGAR UP ने की ।

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

[Signature]

उप/सयुक्त पंजीयन अधिकारी (गुरुग्राम)

For Agrante Realty Ltd

[Signature]
Authorized Signatory

WHEREAS:

- A. The EXECUTANTS are the absolute and lawful owners in possession of land admeasuring bearing rectangle no. 19//kila no. 15/2 (2 kanal 03 merla), 16/1(05 kanal 12 merla) , 24/2,(0 kanal 18 merla) rectangle no. 29 // kila no 4/1 (1 kanal 13 merla),kila no 4/2 (8 kanal 05 merla), kila no. 7/1(7 kanal 11 merla), kila no. 8/1 (2 kanal 09 merla), kila no. 14/1 (1 kanal 01 merla) kila no. 26 (0 kanal 05 merla) Admeasuring 29 kanal 17 merla,situated in the revenue estate of Village Babupur Tehsil and District Gurgaon ("Said land");
- And
- B. The EXECUTANTS have executed a collaboration agreement with M/s Agrante Realty Ltd through its Managing Director ShriArvinder Singh S/o Late ShriRaghubeer Singh R/o 905 Mahagun Maestro Sector 50 Noida, Uttar Pradesh for development of the said land as DeendayalAwasYojna or any other residential project on collaboration basis, vide collaboration agreement dated (24th January 2022), detailing the mutually agreed terms and conditions.
- C. That under the collaboration agreement, Clause No.23, the EXECUTANTS have, inter-alia agreed to execute an Special Power of Attorney, in favour of M/s Agrante realty Ltd, through its Authorized Signatory ShriArvinder Singh authorizing it to do all acts, deeds, matters and things necessary in pursuance of the collaboration agreement, in the manner hereinafter appearing.

NOW KNOW ALL THAT THESE PRESENTS WITNESSTH THAT WE THE EXECUTANTS do hereby nominate, constitute and appoint M/s Agrante realty Ltd through its Authorized Signatory ShriArvinder Singh S/o Late ShriRaghubeer Singh Managing Director of M/s Agrante realty Ltd,a company duly registered under the provisions of the Companies Act, 2013 having its office at (122 1st Floor sun city Trade Tower Sector-21 Udog Vihar Gurugram, Haryana, 122016), R/o 905 Mahagun Maestro Sector 50 Noida, Uttar Pradesh, or its nominees/Authorized representative (hereinafter referred to as the "ATTORNEY", which expression shall, wherever the context permits, mean and include its successors and permitted assigns as our true and lawful special power of attorney holder to do the following acts, deeds and things in our name and on our behalf in respect of the said land, for development of

Dr. Arvinder Singh
Managing Director
For Agrante Realty Ltd
Authorized Signatory

For Agrante Realty Ltd.
Arvinder Singh
Authorized Signatory

Reg. No.

Reg. Year

Book No.

395

2021-2022

4



पेशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- HARPAL SAMTA DEVI MUKUL YADAV VITUL YADAV

प्राधिकृत :- thru ARVINDER SINGH OTHERMS AGRANTE REALTY LTD

गवाह 1 :- SURENDER KUMAR

गवाह 2 :- DEVESH SHARMA

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 395 आज दिनांक 25-01-2022 को बही नं 4 जिल्द नं 45 के पृष्ठ नं 171.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 33 के पृष्ठ संख्या 98 से 100 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 25-01-2022

उप/सयुक्त पंजीयन अधिकारी (गुरुग्राम)

For Agrante Realty Ltd

Authorized Signatory

पं

the said land as an Deendayal Awas Yojna scheme project in pursuance of the collaboration agreement:-

1. To enter upon the above referred Land, survey the same, prepare layout and building plans, detailed drawings, etc. in conformity with prevailing rules and regulations of the Govt/Concerned authorities, for the purpose of commencing, continuing or completing the construction and development of the said land.
2. To undertake construction and development of the said land for schedule FSI either, itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto.
3. To deal with and correspond with the concerned statutory, local, central, state, governmental and other related authorities in respect of matters relation to grant of approvals, sanctions, consents, registrations and renewals/extensions thereof under applicable laws, rules, regulations, orders, notification for and in respect of the development of the said land and in particular the following, viz;
 - (i) To apply for, submit and follow up application for CLU/ obtaining approvals in pursuance thereof for development of the said land for schedule FSI;
 - (ii) To submit layout plans and building plans, to apply for and obtain sanction plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the ATTORNEY my desire as per rules.
 - (iii) To apply for and obtain commencement certificate and/or occupation certificate and/or building completion certificate (including part thereof and may like certificates or permissions that may be required by the applicable law, issue declarations or undertakings and obtain all necessary permissions, sanctions approvals and no -objections from the aforesaid authorities and its department(s) for development of the said land for schedule FSI;
 - (iv) To appear and represent the EXECUTANTS before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the said land for schedule FSI.
 - (v) To apply on behalf of the EXECUTANTS for obtaining permission for change of land use, procuring license for

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Secretary
For Agrante Realty Ltd
Authorized Signatory

For Agrante Realty Ltd.
Authorized Signatory
Authorized Signatory

- getting sanctioned site plans and other necessary permissions.
- (vi) Generally, to do all other acts and matters in connection with or relating to or in respect of the planning, designing, construction, development, sale/allotment of units completion, marketing and occupation of buildings, structures for development of the Identified land for schedule FSI; and
- (vii) To submit all undertakings, agreements, affidavits, declaration, applications, bonds, etc., on behalf of the EXECUTANTS, as required from time to time in connection therewith.
4. To do all such acts, deeds and things as may be required for making the said land for schedule FSI fit and proper for the purposes of the development and construction of the committed FSI thereupon.
5. To carry out the development (as defined in the collaboration agreement) and to construct, reconstruct, repair, improve upon or otherwise develop the said land for schedule FSI or any part or portion thereof subject to the provisions of the collaboration agreement and in accordance with the building plans and specification, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/ engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf.
6. To commence, carry out and complete and /or cause to be commenced, carried out and /or completed at the DEVELOPER's costs, construction work over the Identified land for schedule FSI and every part thereof in accordance with the building plans, commencement certificate and specifications and to all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.
7. To prepare and/or get prepared and to submit and file with all concerned authorities, government or otherwise applications for grant and/or issue of permits, quotas, licenses and authorizations for allotment of cement, steel and other controlled building material that may from time to time be required for the purpose of construction and erection of building(s) in the said land and for that purpose to appear before any authority or officers to make any statements and give any particulars as from time to time be necessary and/or required to be

Dr. Arjun
Santayandev

[Signature]
For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd.
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Authorized Signatory

obtained and take delivery of such building materials to which said licenses, permits , quotas or authorizations may relate and to utilize the same for the purpose of development of the Committed FSI.

8. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc., as well as pay all fees, deposits and other amounts under whatsoever head to any such authority and to receive back the same and issue valid receipts and to take and give oral and written statements on behalf of the EXECUTANTS before any such authorities or persons whomsoever, as may be required by the authorities concerned from time to time as per applicable laws.
9. To appoint architects, surveyors and appoint all other consultants from time to time, as may be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them execute appropriate writing in their favor authorizing them and/or delegating to them authority to obtain all necessary sanctions, approvals, no-objections and permissions for the construction and development of the committed FSI.
10. To deal with and correspond with and make necessary applications to the concerned electric and water and other authorities and/or officers for obtaining connections for electricity and water supply for the said land for schedule FSI and to obtain necessary orders in pursuance thereof and to do or caused to be done all necessary acts for laying the water lines, sewerage lines, drainage lines and telephone and electric cables, to carry out the internal lay out for the development of the Identified land for schedule FSI and for that purpose to sign all letters, application, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
11. To attend to, to manage, look after, watch , examine and take care of the said land for schedule FSI or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons or body and if any encroachments, trespasses or authorized constructions are already existing and/or being made hereafter and/or erected or constructed by any person or persons or body on the identifies land or any par or portion thereof, to take all effective steps for removing the same and/or remove them and pull down the same and to take all preventive measures , appropriate actions and legal proceedings against the concerned persons or persons or body.

Signature

Santra yadav

For Agrante Realty Ltd

Authorized Signatory

For Agrante Realty Ltd.

Signature

Authorized Signatory

12. To enter into a general loan agreement such as tripartite agreement, Quiprtied agreement with any banking company facilitating home loans for the prospective allottees in respect of the DEVELOPERS Share only. It is made clear here that liability/ies of the alloottee'slien shall not be transferred or burdened to the OWNERS.
13. To apply for and obtain and receive funds of money paid/and or deposited with the relevant authorities/corporation and to sign receipt for that purpose.
14. To manage and maintain the said land& schedule FSI thereon either on its own or through any maintenance agency appointed in accordance with the Collaboration agreement and to fix such maintenance charges as may be deemed expedient by the ATTORNEY or the maintenance agency.
15. To appear and act either personally or through its agent or authorized officers before all authorities, courts, tribunals, office of the government/semi government/ local bodies and/or any other statutory bodies for and in connection with the above purposes.
16. To sign, verify and execute plaints, written statements , counter-claims, appeals, reviews, applications, affidavits authorities and paper of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions appeals and proceedings of any kind whatsoever(including action against the tenants/occupants) in any court of law or equity whether original, appellate, testamentary or revisional jurisdiction or judicial authority established by lawful authority and to all acts and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees as the ATTORNEY shall be advised or think proper with reference to the said land for schedule FSI strictly in terms & spirit of Collaboration agreement.
17. To take such steps, to ensure that the representation and warranties offered by the EXECUTANTS are true, complete and accurate.

And, generally to do any and /or all such other acts, deeds, matter and things which the ATTORNEY think necessary and expedient for the purposed mentioned above in respect of the said land for schedule FSI even if they are not covered by the aforesaid acts.

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For Agrante Realty Ltd.

Authorized Signatory

For Agrante Realty Ltd.

Authorized Signatory


And, the EXECUTANTS do hereby agree to confirm and ratify all those acts, deeds, matter and things done and/or cause to be done by the ATTORNEY in conformity with the Collaboration agreement shall construed as acts, deed matter and things done by the EXECUTANTS personally as if present shall be binding on the EXECEUTANTS.

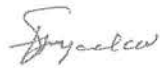

And, the EXECUTANTS and the ATTORNEY hereby agree that this special Power of Attorney is irrevocable as it has been granted to the ATTORNEY for a consideration receives under the collaboration agreement. Provided Always that nothing in contravention to the Collaboration agreement shall prevent the executants to revoke the same.


IN WITNESS WHEREOF, the EXECUTANTS through their duly authorized representatives have set forth their respective hands to this writing at 25th on this day January 2021.

Witnesses

Executants

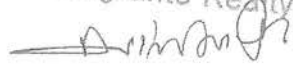
1. 
Surender Kumar
S/O Sh. Bhagat Ram
Vill- Dharpur,
Po- Daulatabad, Distf- Gurugram.
Haryana


1.) Shri. Harpal Singh S/O Prahlad

2.) Smt. Samta Devi W/O Harpal Singh,
3) Shri. Mukul Yadav and
4.) Shri Vitul Yadav
All are R/O- P 8/5 DLF phase 2 Gurugram.

2. 
Devesh Sharma
S/o Sh. Raja Babu Sharma,
H. N.-3, AdarshNagar Rambal, Kalindi Nagar,
Kuberpur, Agra, UP-282006

For Agrante Realty Ltd.

SPA Holder.



Mr. Arvinder Singh S/o late Shri Raghubeer Singh
Managing Director M/s Agrante realty ltd. R/o 905,
Mahagun Maestro sector 50 Noida UP

Authorized Signatory

For Agrante Realty Ltd

Authorized Signatory