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VEDPAL SINGH KUSHWAH
Advocate
Ch. No-80, Tehsil Compound
Gandhi Nagar, Ghaziabad
M-9810166078, 8130227990

भारतीय गैर न्यायिक



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

FL 409451

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT M/s. Adarsh Nagar Pragatisheel Sahkari Awas Samiti Ltd., bearing Registration No. No. 2600, [a registered cooperative housing society, in accordance with the provisions of Uttar Pradesh Cooperative Society Act, 1965 (herein called "Act 1965") and Uttar Pradesh Sahkari Samiti Niyamawali, 1968, (herein called "Rules of 1968")] having its having its Office at G-276, HIG, Sctor-11, Pratap Vihar, Ghaziabad (U.P.)-201009, hereinafter referred to as the "Samiti", are absolute in possessed of or otherwise well and sufficiently undisputed owner of Plot No.03/SP-05 admeasuring 14670 sq.mtrs., Sector-3, Siddharth Vihar, Ghaziabad, UP, through its **Secretary** /authorized representative, **Sh. Mahipal Singh** S/o Late Sh. Mangat Singh Office at G-276, HIG, Sector-11, Pratap Vihar, Ghaziabad, vide Hire Purchase Tenancy Agreement


महोदय महोदय
सहकारी नगर प्रगतिशील सहकारी आवास समिति लि०, गजियाबाद



Ch. No-80, T...
Gandhi Nagar

401

08/10/2020

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आवेदन सं०: 202000739065498

सुधारनामा आम

वही सं०: 4

रजिस्ट्रेशन सं०: 3538

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य- 0 पंजीकरण शुल्क- 500 प्रतिलिपिकरण शुल्क- 80 योग: 580

श्री महिपाल सिंह,
पुत्र श्री मंगत सिंह
व्यवसाय: अन्य

निवासी: जी-276, एच आई जी, सेक्टर-11, प्रताप विहार, गाजियाबाद

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ने यह लेखपत्र इस कार्यालय में दिनांक 08/10/2020 एवं 04:57:29 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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रघुवीर सिंह प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
08/10/2020

गाजियाबाद सदर पंचम लिपिक
निबंधक लिपिक



(HPTA) executed by UPAVP in favour of Adarsh Nagar Pragatisheel Sahkari Awas Samiti Ltd., which was duly registered on 29/06/2017 vide Doc. No. 3796 in Book No.01, Vol. No. 6256 on Page No.79-120 at Sub Registrar office, Ghaziabad.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT Secretary /authorized representative, Sh. Mahipal Singh s/o Late Sh. Mangat Singh Office at G-276, HIG, Sector-11, Pratap Vihar, Ghaziabad of Adarsh Nagar Pragatisheel Sahkari Awas Samiti Ltd bearing Registration No. 2600, [a registered cooperative housing society, in accordance with the provisions of Uttar Pradesh Cooperative Society Act, 1965 (herein called "Act 1965") and Uttar Pradesh Sahkari Samiti Niyamawali, 1968, (herein called "Rules of 1968")] having its Registered office at regd. Office at G-276, HIG, Sctor-11, Pratap Vihar, Ghaziabad (U.P.)-201009,



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आदर्श नगर प्रगतिशील सहकारी आवास
समिति लि०, गजियाबाद

आवेदन सं०: 202000739065498

यही सं०: 4

रजिस्ट्रेशन सं०: 3538

वर्ष: 2020

निष्पादन लेखपत्रवाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
मुख्तार कर्ता: 1

श्री महिपाल सिंह, पुत्र श्री मंगत सिंह

निवासी: जी-276, एच आई जी, सेक्टर-11, प्रताप
विहार, गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री रमन सिंह राघव, पुत्र श्री विक्रम सिंह राघव

निवासी: मकान नं-सी-59/5, गली नं-3, मोहनपुरी,
मौजपुर, नोर्थ ईस्ट दिल्ली-110053

व्यवसाय: अन्य



पहचानकर्ता: 2

श्री हरीश चंद्र, पुत्र श्री भूप सिंह

निवासी: जी-189, प्रताप विहार, सेक्टर-11, ब्लॉक-जी,
गाजियाबाद, उत्तर प्रदेश

व्यवसाय: अन्य



ने की। प्रत्यक्षत भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रघुवीर सिंह प्रभारी

उप निबंधक: सदर पंचम

गाजियाबाद

गाजियाबाद ...दर पंचम लिपिक
निबंधक लिपिक

hereinafter referred to as the "Samiti", do and each of us on behalf of "SAMITI" hereby nominate / in favour of:

TANDT INFRA DEVELOPERS PRIVATE LTD., having its Registered Office at 79, Sector-15A, Noida-201301 and through its Director, **Mr. Om Dutt Tyagi** S/o Sh. Kanhaiya Lal Tyagi hereinafter referred to as our Attorney, to be our true and lawful attorneys in our name and on our behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names viz.

1. To construct and sell the buildings consisting of flats for residential purpose in the said property.
2. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney for the purpose of constructing the buildings on the said property and submit to Ghaziabad Development Authority/ Municipal Corporation of Ghaziabad and/or any other Concerned Authority i.e. U.P.Awas Evam Vikas Parishad Lucknow/Ghaziabad and/or Government of Uttar Pradesh and/or any Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and do all other acts and things as may be necessary for the Construction.



अभिप्रेत

आपकी पक्ष, प्रमाणित करने के लिए
समिति लि. ०, गजियाबाद

3. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property to the concerned authority from the date of the said agreement onwards.
4. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of Uttar Pradesh and/or Ghaziabad Development Authority and/or Municipal Corporation of Ghaziabad and/or U.P.Awas Evam Vikas Parishad Lucknow/Ghaziabad and/or any other Competent Authority or authorities for the time being are strictly observed.
5. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney may in his absolute discretion deem fit, to give the construction sub-contract to such person(s) as our said attorneys may deem fit and proper and to get all such buildings or structures duly


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completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorney may in his/their absolute discretion deem fit and to pay the cost of construction of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges thereof and to enter into contracts for supply of materials, labour and for all other services as may be required for construction of the buildings or structures on the said property on such terms and conditions as our said attorney may in his absolute discretion deem fit and proper.

6. To carry on correspondence with all concerned authorities and bodies including the Government of Uttar Pradesh and all its departments, Ghaziabad Development Authority and/or the Municipal Corporation of Ghaziabad and/or U.P. Awas Evam Vikas Parishad Lucknow/Ghaziabad and/or Police Authorities for the time being in connection with the implementation of sanctioned plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.


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7. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney for or in connection with the said property and to make such agreements arrived at such arrangement as may be conducive to the construction work and completing the same.
8. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. To represent before the public, local and/or private authorities in respect of the said property and to make such of the actions and things as may be necessary for effectually commencing the said construction work and completing the same.
10. To deal with the correspondence with the Paschimanchal Vidyut Vitran Nigam Ltd for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Paschimanchal Vidyut Vitran Nigam Ltd to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time



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समिति लि०, गजियाबाद

be thought necessary or as may be required by the concerned authorities.

11. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and GST practitioners, Chartered Accountants, and other professional agents and to sign and give warrants or vakalatnamas or other necessary documents in their favour from time to time and to revoke their appointments where necessary to institute, defend or compromise any legal proceeding, revenue proceeding and other matter concerned with the schedule property and to appear in any court/authority/govt. department etc. and pay their remuneration including special fees and charges.
12. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said construction work.
13. To do any act, deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of ourselves and in the best interest of the said property.
14. To advertise in the newspapers for the sale of residential flat(s) and to enter into agreements for the sale of such residential flats with the prospective purchasers on and

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for such price or consideration and upon such terms and conditions as our said Attorney shall deem fit and proper and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that regard.

15. To allot flat(s), issue allotment letter(s) and receipt of consideration further sign and execute the conveyance deed(s) for registration and admit execution before the Sub-Registrar for Flats in Tower(s) C,D,E and commercial area sanctioned in Plot no. 3/SP-5, admeasuring 14670sq.mtrs., sector-3, Siddharth Vihar, Ghaziabad having authority for and to have the said deeds, which our said attorney shall consider necessary for conveying the said property to the purchaser of their nominee or nominees as fully and effectively in all respects as we could do the same ourselves.

16. To apply for no-objection certificate or necessary permissions from the Ghaziabad Development Authority and/or Municipal Corporation of Ghaziabad (Fire Brigade Department) for occupying the building and to do all acts, deeds or things for the said purpose.

17. To do whatever that may be required at the sole discretion of our said Attorney deemed fit, or expedient for



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sale and and construction of the said property and which we ourselves could do if personally present and as if this power had not been executed.

18. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of flats and the construction of the said property, as amply and effectual as we could have personally done.

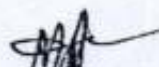
19. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney alone and we shall not be responsible for the same and the said Attorney shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.

20. To raise loans from Banks, financial institutions and others by creating any kind of charge over the Schedule property or any portion thereof. To sign necessary applications, documents, and all necessary papers for the

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said property and give necessary declarations, affidavits, furnish and collect the necessary documents on behalf of Samiti and to do all necessary acts deeds and things for the said purpose our attorney is specifically empowered / authorised to raise loans from Banks and other financial institutions and others by representing himself as our duly constituted attorney and enter into any agreement as attorney deem fit.

21. This power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the construction work and put the third party or parties in possession of the said flats dully constructed by them and until the conveyance (S) of the said property is executed in favour of our said attorney(S) their nominee/nominees, assignee including co-operative society or societies.
22. Upon the death or incapacity of any of the Executants hereof, this power of attorney shall not become inoperative in respect of other Executants. In such an eventuality, it shall be the responsibility of such other Executants to obtain additional power of attorney from the legal heirs of such deceased executants.


 महेश्वर सिंह

अभिद

महेश्वर सिंह समिति
 समिति के, महेश्वर

23. And we the above named hereby agree and undertake to ratify and confirm all and whatsoever the said attorneys under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents. This Genral Power of Attorney is evocable.

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands at Ghaziabad, as aforesaid this 8th day of October 2020.

WITNESSES;

अद्वैत नगर प्रगतिशील सहो आवास
समिति लि०, गांधीनगर

1. Raman Raghav S/O: Sh. Vikram Singh Raghav
R/O: C-59/5, Gali No-3, Mohanpuri, Maujpur,
North Earth Delhi-110053 (Aadhar Card No-41066784150)

2. Harish Chandra, S/O: Bhoop Singh,
R/O: G-189, Pratap Vihar, Sector-11, Block-G,
Ghaziabad, Uttar Pradesh-201009
(Aadhar Card No-3430 5076 0134)

ed By: Vedpal Singh Kushwah Chamber No-80, Tehsil Compound,
Gandhi Nagar, Ghaziabad, (Uttar Pradesh) Mob-9871555785

आवेदन सं०: 202000739065498

यही संख्या 4 जिल्द संख्या 993 के पृष्ठ 345 से 372 तक
क्रमांक 3538 पर दिनांक 08/10/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

R/S

रघुवीर सिंह प्रभारी

उप निबंधक : सदर पंचम

गाजियाबाद

08/10/2020

