

404
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Type of vashika - GPA

Vashika no- 120

Date - 01-01-2021

Attested
[Signature]
Sub Registrar
Badshahpur (Gurugram)
8-1-2021



Indian-Non Judicial Stamp Haryana Government



Date : 31/12/2020

Certificate No. G0312020L1452

GRN No. 70759475

Stamp Duty Paid : ₹ 1001
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Gurugram land And flat developers

H.No/Floor : 90

Sector/Ward : 70

LandMark : Radha krishna mandir

City/Village : Badshahpur

District : Gurugram

State : Haryana

Phone: 99*****49



Buyer / Second Party Detail

Name : Riseonic realty pvt ltd

H.No/Floor : 308

Sector/Ward : 54

LandMark : Ninex times centre

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****62

Purpose : General Power of Attorney



GENERAL POWER OF ATTORNEY

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

BE IT KNOWN TO ALL THAT WE:
BETWEEN

M/S Gurugram Land & Flats Developers (Pan no AAUFG2105G) hereinafter referred to as "**The LAND OWNERS**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, successors, nominees and permitted assigns of the **FIRST PART** all residence of Village Badshahpur, Sub-Tehsil – Badshahpur, Distt Gurgaon Haryana-. hereby declare as under:
And whereas we the Executants of this irrevocable general power of attorney are owners salaam share of regarding Rectangle: -

S.No.	Owner Name	Mustkil No.	Killa No.	Rakba		
				K	M	S
1	M/S Gurugram Land and Flat Developers	58	14/2	7	16	0
Total				7	16	0

Attested

Sub Registrar

Badshahpur (Gurugram)

8/1/2021



डीड सबधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील बादशाहपुर
गाव/शहर बादशाहपुर

धन सबधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प ज 200 रुपये स्टाम्प की राशि 1001 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये केन्द्राधिकारी के निवास पस्टिग शुल्क 3 रुपये

पंजीयन शुल्क 100 रुपये

पंजीयन शुल्क 100 रुपये

यह प्रलेख आज दिनांक 01-01-2021 दिन शुक्रवार समय 2:42:00 PM बजे श्री/श्रीमती कुमारी
[Name] द्वारा पंजीयन शुल्क 100 रुपये केन्द्राधिकारी के निवास पस्टिग शुल्क 3 रुपये द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

हस्ताक्षर प्रस्तुतकर्ता

[Name] द्वारा पंजीयन शुल्क 100 रुपये

उपरोक्त पेशकता व श्री/श्रीमती कुमारी [Name] द्वारा पंजीयन शुल्क 100 रुपये केन्द्राधिकारी के निवास पस्टिग शुल्क 3 रुपये द्वारा पंजीकरण हेतु प्रस्तुत किया गया।
तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती कुमारी [Name] पिता [Name] निवासी [Name] व श्री/श्रीमती कुमारी [Name] पिता [Name] निवासी [Name] के द्वारा की।
साक्षी नं 1 को हम सम्बरदार अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं 2 की पहचान करता है।

उप/सयुक्त पंजीयन अधिकारी (बादशाहपुर)

दिनांक 01-01-2021

Total measuring 7 Kanals 16 Marlas situated within the Revenue Estate of Village Badshahpur Sub-Tehsil Badshahpur and District Gurugram vide Jamabandi for the year of 2010-2011 (hereinafter referred to as 'the said Land').

And whereas the executants had entered upon the collaboration agreement dated with regard to the said land with **M/s RISEONIC REALTY PVT.LTD.** (hereinafter referred to as the said developer).

1. That in terms of the aforementioned collaboration agreement the said developer is entitled to develop the said land into an appropriate colony including but not limited to an affordable housing colony. At the time of execution of the aforementioned collaboration agreement the said developer had paid to enter upon the said land, keep and protect its possession, survey the same, prepare layout and service plans, prepare building plans and carry out the work of developments, construction and completion of a project between the parties on the said land and to carry out necessary formalities requisite for the development of the project.
2. To apply for and obtain a license, sanction permissions for development of affordable housing colony upon the said land. To sign, file, submitted execute all documents, deeds, affidavits, supplementary deed, partition, taking of possession, bounds as will be required to obtain the aforementioned licenses etc.
3. To get the building plans of the said proposed colony approved from the appropriate department, to obtain environmental clearance for the proposed project from the concerned department.
4. To comply with all the terms and conditions which may be mentioned and placed in the licenses, sanctions, permissions pertaining to the proposed colony. To comply with terms and conditions of the affordable housing policy or any other policy which may govern the proposed project including amendments and modifications thereof.
5. To open and operate bank accounts in its own name or the name of the project as a required to the sole discretion of the said attorney. To receive sale and lease consideration of the areas of the proposed project in the said bank account. To deposit and withdraw money from the said bank accounts for any purposes deemed proper by the said attorney.
6. To represent us in all offices of President of India, Governor of State of Haryana, Municipal Corporation Gurgaon, Director, Town & Country Planning Department Haryana, Haryana Urban Development Authority, Income Tax Department, State Electricity Board environmental authorities, office of sub- registrar, District collector, Commissioner, financial Commissioner and/or any other Government Authority(i.e.)/Local Body(i.e.) and to sign and make any Letter, Document, Representation, plaint and Petition for all and any of the approvals, licenses, permissions and consent required in connection with the work of development and construction of the Project on the said land and for purposes incidental thereto and make payment of charges due and receive refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.



Rajesh



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For RISEONIC REALTY PVT. LTD.
Attested
Sub Registrar
Badshahpur (Gurugram)
8/1/2021



120

2020-2021

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पेशकती



प्राधिकृत



गवाह

उपसयुक्त पजीयन अधिकारी

पेशकती : Mr. Deepak Yadav, C.T.H.R. Gurugram Land and Flat Developers

प्राधिकृत : Mr. Sardar Tanwar, C.T.H.R. Road, P

गवाह 1 : Mr. Nishu Sharma

गवाह 2 : Mr. Rasool

प्रमाण पत्र

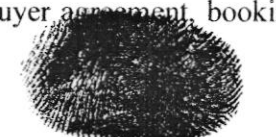
प्रमाणित किया जाता है कि यह पलेख क्रमांक 120 आज दिनांक 01-01-2021 को बही न 4 जिल्द न 2 के पृष्ठ न 10 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द न 20 के पृष्ठ सख्या 74 न 76 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगूठों मेरे सामने किये हैं।


दिनांक 01-01-2021

उपसयुक्त पजीयन अधिकारी (बादशाहपुर)

7. To sign and apply for and obtain licenses, permissions, CLU, the sanctions and approvals of layout plan, building plans, zoning plans, completion certificates, for and in respect of the said land, as required under law for development, construction and completion of Group housing complex, or for other such purpose.
8. To get the licenses transferred in due course in favour of said developer or assign or nominee the of the said developer.
9. To sign and file all necessary applications undertakings, agreement, affidavits, indemnity bonds, bilateral agreement, partition, taking on possession and other such documents with any Govt. Authority for the purposes of obtaining permissions and sanctions for the development of the said land.
10. To represent us and appear before any and all concerned authorities in Gurgaon and Chandigarh such as land acquisition department, HSIIDC, HUDA, DTCP, Environment authority and to sign, verify, file submit, furnish all applications and documents before the above-mentioned authorities and departments so required for the purposes of the development of the said land or for release of the said land from acquisition proceedings and matters related thereto.
11. To apply and to obtain water connections, sewerage disposal connections, electricity connections, permit of cement, iron and steel or any other building material from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refund which may be due.
12. To sign and execute necessary transfer forms for transferring of the said project to the name of any entity/person in the records of concerned local authorities.
13. To engage any employee, labourer, contractor, electrician, plumber, architect, planner, draftsman, advisors, surveyors, designers and lawyers etc. for the complex to be constructed, to fix their charges, remunerations and pay the same Any financial expenditure of whatsoever nature involved in any accident to workman, labor, employee, neighbor or any other persons shall be borne by the attorneys and the EXECUTANTS shall be absolved of and indemnified by the attorney of any financial or other liability in these regards.
14. To borrow money(s) from any financial and banking institutions and/or private parties for meeting the cost of development and construction of the proposed project by creating mortgage, charge or encumbrance upon the said land. To execute and/or register mortgage deeds, tripartite agreements, indemnity boards, declaration deeds, sale & booking of flats, loan documents Etc. as may be required by the said attorney.
15. To get the said land /property assessed/reassessed and to pay all taxes, rates charges, expenses and other outgoings whatsoever payable by us for or on account of the said land/property or any part thereto and to insure the same against loss or damage by fire or otherwise and to pay all premiums for such insurances after getting the license.
16. To book or sale or lease or transfer or assign out the FSI/ area or Units or Spaces along with proportionate share in the said land, in its own name(s) and at its own risk and responsibility and or for such price and on such terms and conditions as the said attorney may think fit and expedient and to execute and get registered relevant documents including apartment buyer agreement, booking & sale of flats, conveyance deeds, lease-deed and


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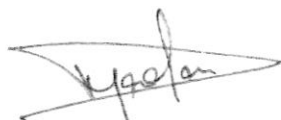
Allocated

Sub Registrar
Badshahpur (Gurgaon)
8/1/2021



agreement for sale. To transfer or assign either in full or partially the development rights of the said proposed project. To execute all concerned documents so required in aforesaid regard.

17. To receive from the said purchaser(s) or lessee(s) or their heirs and assigns the price or lease money and give effective receipts and discharges for the same in its/their own name(s) and to retain the money up to itself/themselves after getting the license.
18. To execute and get registered apartment buyer agreements, conveyance deeds, sale deeds with regard to the area, constructed area, units, apartments, commercial area to be constructed in the project upon the said land.
19. To appear on our behalf before the registrar or sub-registrar or any other Authority Competent in this behalf, to present for registration the said deeds and documents and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have duly registered and deliver proper receipts for the same.
20. To execute and get registered by appearing before Sub Registrar sale/conveyance deeds, lease deeds, gift deeds, mortgage deeds, licenses deeds, exchange, relinquishment deeds / rectification deed(s), declaration, Award of Arbitrator, etc. or any other document which the attorney(s) deems expedient and necessary in their wisdom.
21. To do all acts, deeds and things etc. as may be required for transferring by way of sales, lease gift mortgage conveyance etc. or otherwise and handling over of physical possession of the Group Housing units (s) Office , floor spaces (s) parking Etc. in the said complex, executing all the documents including the sale letters, conveyance deed or sale deed etc. in favor of the intending purchasers in respect of the entire area and present at the same for registration before the concerned registering authority(s) at the cost and expenses of the intending purchasers Further the attorney shall also be entitled to execute the requisite documents in respect of such bookings and allotment and also for sale, conveyance deed or sale deed etc. in favor of the intending purchasers in respect of the entire area. The attorney shall also be entitled to present the documents for registration before the concerned registering authority (i.es) at the cost and expense of the intending purchasers admit the execution thereof and give acknowledgement / receipts of the payments and to do other acts, deeds and things that as may be necessary for the registration of the said documents and the acts, deed and things as may be incidental or ancillary thereto and to receive them back when they have duly registered thereto and to receive registered and to sign and deliver proper receipts for the same.
22. To put up hoardings sign boards, to undertake marketing of the saleable area in the said complex.
23. To sell, lease transfer (by way of sale, gift, mortgage, conveyance etc.) or assign the land underneath and proportionate area in the proposed covered and uncovered built up are of the said complex.
24. To give formal possession of the property(s) purchased by individual buyers or obtained on lease by the Lessee by handing over vacant possession of such property subsequent to


Rajesh



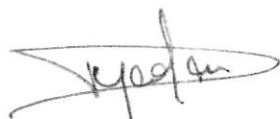


For RISEONIC REAL ESTATE LTD
Allocated
Sub Registrar
Badshahpur (Gurgaon)
8/1/2021
NOTARY GOVT. OF INDIA
75 JAN 2021
RAM NIVAS MALIK, GGM. (Reg. No. P)


execution of sale deed(s) / lease deed(s) etc. or on such other terms and / or arrangements as may be agreed.

25. To oppose or otherwise deal with proposal to include all or any portion of the said property in an order for the compulsory acquisition thereof or in a clearance of development order or other similar or in any other order made or to be made under statutory powers and to take all necessary proceedings arising under such orders including application to the appropriate authorities and appeals there from and receiving of payment of compensation or any other payment relating thereto in our name.
26. To serve on the appropriate authority or person a notice requiring the purchasers of all or any units or spaces of the said project or any interest therein in respect of which a right to serve such a notice(s) may be conferred by or under any statute agreement or on other ground and to take such steps or proceeding including the compromise of any claim in relation to any such notice as they may things fit.
27. To get the said project registered under Haryana RERA. To execute, sign, submit all documents as may be required for getting the said project registered including to seek extension of the registration.
28. To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate, arbitration and other Government and private offices and to sign, verify and present pleadings, plaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney and to sign mukhtiarname (s), vakalatnama (s) and warrants of attorney, whenever the said attorneys shall think expedient and proper to do so.
29. To warn off and prohibit and if necessary proceed against in due from of law against all trespassers on the said property and to take appropriate steps whether by legal action or otherwise to abate all nuisances.
30. The said attorney may delegate all or any of the aforesaid power to any other persons and to appoint any other attorney(s) with all or any of the said powers, and to cancel, withdraws and/or to revoke the powers conferred upon such Attorney(s).
31. All acts, deeds and things done or caused to be done by the said attorney(s) or by any of their delegate(s) shall be deemed to have been done by us and we here by agree that we shall ratify and confirm all and whatever the said attorney(s) or its/their delegate(s) shall do or cause to be done by virtue of the powers conferred by these presents.
32. The EXECUTANT hereby declares that this instrument/general power of attorney shall be equally binding upon our legal heirs, representatives, nominees, successors, liquidators, assigns and transferee(s).
33. That this attorney is irrevocable and no amendment alteration or modification shall be made to it without prior permission from DTCP Haryana. That the Developer M/


Rajesh





Attended

Sub Registrar
Badliahaur (Gurgaon)
8/1/2021

GOVT. OF INDIA
RAM NARAS MALIK, GGM. (Reg. No. 8224)
15 JAN 2021

RISEONIC REALTY PVT.LTD Will be responsible for the development work and for compiling with the direction as issued by the DTCP Haryana.

34. This General Power of Attorney has been executed by us with our free sweet will and without any force, fear and coercion an extremely substantial amount to the executants in lieu of consideration for entering into the said collaboration agreement and for development of the said land. The executants duly admit and acknowledge the validity and subsistence of the said collaboration agreement. The executants further admit the unrestricted rights of the said developer to develop the said land.

IN WITNESS WHEREOF, WE the EXECUTANTS have set forth our hands at Gurgaon on _____ before the presence of the witnesses.

EXECUTANTS

Accepted for and on behalf of:

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT ON THIS THE _____ day of _____, 20__.

SIGNED AND DELIVERED by
Within named LAND OWNERS

SIGNED AND DELIVERED
by Within named DEVELOPER

M/s Gurugram Land & Flats Developers

For Riseonic Realty Pvt. Ltd
Authorised Signatory Mr. Satpal Tanwar

Witnesses:-

1.

2. Jaspal / - Jagai Sh Palanwalder

Retained & Auctored in the true copy of the Original

R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

Sub Registrar
Gurgaon (Gurugram)

81/1/2024

