



Indian-Non Judicial Stamp
Haryana Government



Date : 17/10/2019

No.

G0Q2019J843

58999592



Stamp Duty Paid : ₹ 1000

Penalty : ₹ 0

Stamps

Seller / First Party Detail

Jagdish Chand

Nil

Sector/Ward : Nil

LandMark : Nil

Dhankot

District : Gurugram

State : Haryana

0

Buyer / Second Party Detail

Dishita infra Pvt Ltd

Age: 160

Sector/Ward : 10a

LandMark : Nil

Age: Gurugram

District : Gurugram

State : Haryana

0



GPA

27

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Stamp Duty : Rs. 1,000/-

E-Stamp No. And Date – G0Q2019J843 dt. 17-10-2019

Pasting & Registration Fees – 59004485/105

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO that we

1) Sh.Jagdish Chand (Aadhar No. 8424 8911 9724) S/O Sh.Ramroop

resident of Village dhankot.Tehsil Kadipur Distt. Gurgaon (Haryana), (herein after referred to as Executants) are Co-owners of land bearing Khevt/Khata No. 230/268 Mustkil No. 43//11(3-7), 19(6-9), 20(8-0), 21(8-0), 22(8-0), 23/1(0-4) kita 6 total measuring 34 Kanals 0 Marlas i.e.4.25acres situated within the Revenue Estate of Village Gopalpur sector 99A Tehsil Harsaru Distt. Gurgaon (Haryana) after acquirement of nallah land as per Revenue Record stamped and dated _____ vide Jamabandi for the year of 2013-14 (hereinafter referred to as 'the said Land').

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कृत: संयुक्त सब रजिस्ट्रार
हरसर, गुरुग्राम

जगदीश चंद



प्रलेख नं:27

दिनांक:17-10-2019

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	हरसरु
गांव/शहर	गोपालपुर

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0Q2019J843	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:59004485 पेस्टिंग शुल्क 3 रुपये
Drafted By: GYAN CHAND JOLANIA ADV	
Service Charge:200	

यह प्रलेख आज दिनांक 17-10-2019 दिन गुरुवार समय 2:43:00 PM बजे श्री/श्रीमती /कुमारी JAGDISH CHAND पुत्र RAMSROOP निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

हस्ताक्षर प्रस्तुतकर्ता
JAGDISH CHAND

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DISHITA INFRA PVT LTD thru DHEERAJ SOODOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी GYAN CHAND पिता — निवासी ADV GGM व श्री/श्रीमती /कुमारी DEEPAK KUMAR पिता — निवासी ADV GGM 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 (हरसरु)

दिनांक 17-10-2019

WHEREAS being the lawful co-owners of aforesaid land the executants is competent and entitled to deal with the same in any manner deemed fit by it; The executants has entered into agreement with M/s DISHTA INFRA PRIVATE LIMITED, house no.160 sector 10A Gurgram Haryana Aadhar No _____ present agreement on behalf of company vide resolution passed in the meeting of the board of directors held on _____ In terms of aforesaid collaboration agreement the executants had undertaken to execute this Irrevocable Power of Attorney in favour of nominee(s) of _____ for carrying out the intents and objects of the collaboration agreement dated _____.

Now BY THIS POWER OF ATTORNEY, THE EXECUTANT HEREBY nominates, constitutes and appoints M/s DISHTA INFRA PRIVATE LIMITED, a company registered under the provisions of The Companies Act, 1956, having its registered office at House no.160 sector10A Gurgram Haryana Through Dhieraj sood s/o R.K.sood Aadhar No _____

1. To sign and apply and follow up with all the concerned regulatory authorities the matters relating to grant of licenses under the Haryana Development & Regulation of Urban Areas Act, 1975 and Haryana Affordable Housing Policy, 2013, for and in respect of the Said land, the sanctions and approvals of layout plan, building plans, zoning plans, completion certificates, etc., as required under the law for the development, construction and completion of Affordable Housing Project, on the said land and to submit all undertakings, agreements, affidavits, declarations, applications, bonds etc., on behalf the Executants, as required from time to time in connection therewith.
2. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the requisite licences, permissions, sanctions and approvals of all competent authorities for developing of an Affordable Housing Project.
3. To apply for and obtain licenses, permissions, NOC from the concerned authorities including DTCP, Chandigarh, HUDA, HSIIDC, NHAI and/or any other concerned authorities under local/ state/ central Government including developing of the said land for affordable housing project under the provisions of Haryana Development and Regulations of Urban Areas Act, 1975, Haryana Affordable Housing Act, 2013 or any other applicable laws, rules etc., and for that purpose to sign , file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/ or all other papers and documents as may be required from time to time by the concerned authorities.
4. To sign, file, submit and obtaining lay out plan, building plan, services plan, revised/ modified building plan and services plan before the concerned authorities including

Reg. No.

Reg. Year

Book No.

27

2019-2020

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पेशकर्ता



प्राधिकृत



गवाह

जगदीश चंद

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- JAGDISH CHAND _____

प्राधिकृत :- thru DHEERA JOODOTHERDISHITA INFRA PVT LTD _____

गवाह 1 :- GYAN CHAND _____

गवाह 2 :- DEEPAK KUMAR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 27 आज दिनांक 17-10-2019 को बही नं 4 जिल्द नं 1 के नं 33.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 38 से 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 17-10-2019

उप/संयुक्त पंजीयन अधिकारी(हरसर)

but not limited to Director, Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA)/ Haryana State Industrial and Infrastructure development Corporation Ltd (HSIIDC Ltd)/ Municipal Authority and/or any other local/ state/ central authority under State Government and/or Central Government as may be required from time to time.

5. To apply for and obtaining permissions, approvals, NOC, from the concerned authorities such as Director, Town and Country Planning (DTCP), Haryana Urban Development Authority (HUDA)/ Haryana State Industrial and Infrastructure development Corporation Ltd (HSIIDC Ltd)/ Fire department/ PWD/ Licensing Authorities, Municipal Authority and/or any other authorities incharge of sewer, water, electricity, highways and other concerned authorities connected with sanction of building plan under the state Government as well as Central Government and that to sign, file, execute and all applications, representations, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
6. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work in terms of the said collaboration agreement on the part or whole of the said land in accordance with the license and or sanctioned building plans and specifications.
7. To enter into space Buyers/ Allotment Agreement(s) i.e. Agreement(s) for sale of flats/ units to be constructed in land detailed above. To receive sale price/lease/ licence money payable by the allottee (s)/ purchaser (s)/ Lessees / Licencee(s) of shops/ units/Flats. To Sign necessary transfer forms for transferring of the said project or part thereof to the purchaser(s) in the records of concerned local authorities.
8. To execute and get registered by appearing before Sub Registrar sale deeds, ease deeds, gift deeds, mortgage deeds, license deeds, relinquishment deeds, rectifications deeds, Award of Arbitrator etc or any other document which the attorney deems expedient and necessary in his wisdom.
9. To execute and register the sale deed(s) or such other document(s) or instrument (s) in favour of the intending purchaser(s) of unit(s) / space(s) car parking, etc. in respect of the units, floor space (s) etc. agreed to be sold to different intending purchaser (s) at the cost and expense of the said intending purchaser(s) and shall give the said intending purchaser (s) title and interest as may be permissible by present or future laws on the terms and conditions of this agreement
10. 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 execution of sale deed(s) or on such other terms as may be agreed by the builders.



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कृते: संयुक्त नि. रजिस्ट्रार (पंजीश-५०७)
हरद्वार, गुरुग्राम

11. That advertisement would be required to be published in newspapers for the purpose of sale of apartments in the project. The attorney shall be competent and entitled to get the advertisements published to comply with the policy. The Attorney shall also be entitled to deal and interact with the concerned government officials, to finalise the date of draw of lots for allocation/sale of apartments in the Affordable Housing Project.
12. To put up its sign boards at the premises of the said land and with the legend that the building to be constructed as above is a Affordable Housing Project wherein the public is free to book the areas / spaces in conformity with applicable policies.
13. To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the flat buyer and the builder(s).
14. To apply and obtain income tax clearance for sale of flats, if required.
15. On non-payment of any sum as aforesaid to take proceeding to secure ejectment and to recover possession according to law.
16. To negotiate with banks/financial institutions for the purpose of obtaining loan/ financial assistance of the property in question. This attorney shall be competent/authorised and entitled to execute all such documents as may be required for the purpose to mortgage the land and sell the constructed/developed portion of the project and there is no need of NOC from the Land Owners regarding the above mentioned act and deeds to be performed for purposes Of Loan and to raise funds for the above said project only.
17. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable to become due and payable for or on account of he said property to the authorities concerned.
18. To appoint and execute further General Power of Attorney(s) and Special Power of Attorney(s) empowering them to do acts and things as mentioned in this Power of Attorney and to do things and acts t obtain the objectives in the Collaboration Agreement.
19. To do generally all other acts and things as are necessary or are required to be done for the development of the said project by constructing building on the plot in terms of the said collaboration Agreement.



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जगदीश चन्दा

20. To enter into, make, sign and to do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purpose mentioned herein.
21. That the attorney is entitled to file/ defend any suit, proceeding, civil revenue, taxation or criminal before any court/officer/authority/arbitrator. The attorney shall be entitled to prosecute/ defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter/ proceeding, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of entire land which is subject matter of the Collaboration Agreement. The Attorney shall be competent to enter into any settlement pertaining to the said land and units/ apartments in question.

22. To execute, sign and present and or defend any type of suits, writs, complainants, petitions, revisions, written statements, appeals, applications, affidavits etc in law courts i.e. Civil, Criminal or Revenue and / or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said project and land beneath the same or any manner incidental thereto including enhancement of compensation.

23. That in the event of demise of any of the executants this Power of Attorney shall continue to subsist and shall remaining binding in so far the executants who are alive are concerned.

That this agreement is irrevocable and no amendment alternation or modification shall be made to it without prior permission from DTCP Haryana that the developer M/s. Dishita Infra Pvt. Ltd. will be responsible for all the development works and for compiling with the direction as issued by the DTCP Haryana.

24. The attorney shall be entitled to generally do all such acts, deeds and things as the attorney deems fit and proper and which are necessary and incidental for achieving the objectives of collaboration Agreement. The present attorney is irrevocable one and the Executants shall rectify all deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney(s).

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT
ON THIS THE _____



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कृते: संयुक्त राजस्व
विभाग, गुरुग्राम

दशिता इन्फ्रा प्राइवेट लिमिटेड





SIGNED AND DELIVERED by
Within named LAND OWNERS

गोदीराज

SIGNED AND DELIVERED
by Within named DEVELOPER

Signature

Witnesses:

<p>Signature: </p> <p>Name: <u>GYAN CHAND JOLANIA</u></p> <p>S/o: <u>ADVOCATE</u></p> <p>R/o: <u>DISTT. COURTS GURUGRAM</u></p>	<p>Signature: </p> <p>Name: <u>Pankaj Kumar</u></p> <p>S/o: <u>Advocate</u></p> <p>R/o: <u>DISTT. Court, Gurugram</u></p>
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Drafted By

GYAN CHAND JOLANIA
Advocate
Distt. Courts, Gurugram
17-10-19

6 दफ्ते रीज
17/10/19