



Certificate No. EA272022I15

Stamp Duty Paid : ₹ 500
(Rs. Only)

GRN No. 94757553



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms Satish buildwell Pvt Ltd

H.No/Floor : X

Sector/Ward : X

LandMark : Neel house lado sarai

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 84*****90

**Buyer / Second Party Detail**

Name : Ms Advitya Residency I/p

H.No/Floor : X

Sector/Ward : X

LandMark : X

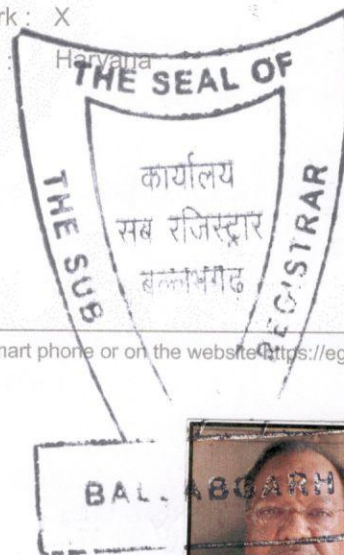
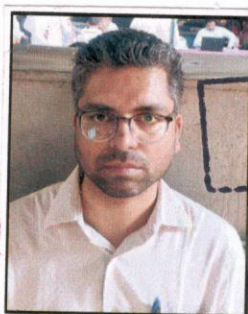
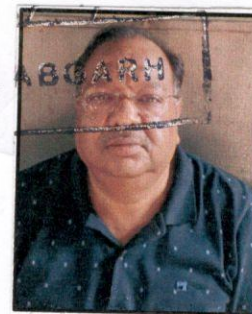
City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 84*****90

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****TO ALL TO WHOM THESE PRESENT SHALL COME:**

THIS POWER OF ATTORNEY is made and executed at Faridabad on this 27th day of
Sep, 2022.

Contd...P. 2

For Advitya Residency LLP

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

Auth. Signatory

प्रलेख न:140

दिनांक:27-09-2022

डीड संबंधी विवरण	
डीड का नाम	SPA
तहसील/सब-तहसील	बल्लभगढ़
गांव/शहर	सीकरी
धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : EA272022I15	स्टाम्प की राशि 500 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:94104494 पेस्टिंग शुल्क 3 रुपये
डेफिशियेंसी स्टाम्प: EA272022I180	डेफिशियेंसी Grnno: 94676304 डेफिशियेंसी शुल्क: 500
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 27-09-2022 दिन मंगलवार समय 4:35:00 PM बजे श्री/श्रीमती /कुमारी MS SATISH BUILDWELL PVT LTD निवास FBD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

हस्ताक्षर प्रस्तुतकर्ता
MS SATISH BUILDWELL PVT LTD

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS ADVITYA RESIDENCY LLP हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAJESH KAWAT पिता ADV निवासी BLB व श्री/श्रीमती /कुमारी Gajraj पिता Lumberdar निवासी UNCHA GOAN ने की।

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

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

दिनांक 27-09-2022

For Advitya Residency LLP

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

Auth. Signatory

Kr R. K. RAWAT
Advocate

गजराज सिंह नम्बरदार
कैचा गाँव, बल्लभगढ़

:: 2 ::

BY

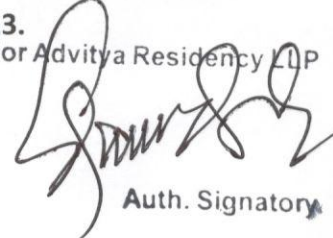
M/s Satish Buildwell Private Limited, (PAN AAICS4272K) having its registered office at Neel House, Lado Sarai, Opposite Qutab Minar, New Delhi – 110030, through its authorized signatory SHRI ROHTASH GOLCHHA (AADHAAR NO. 8278-4427-7987), son of Shri rajendra Golchha, resident of flat No. 504, The Young's CGHS Limited Plot no. GH-07, Sector-64, Faridabad, District Faridabad, (Haryana) who has been empowered severally to execute this Agreement vide Board Resolution dated 13TH September, 2022 (hereinafter referred to as the "EXECUTANTS", which expression shall unless repugnant to the context shall mean and include their successors, representatives, nominees, assigns and all those claiming through it.)

IN FAVOUR OF

M/s Advitya Residency LLP, (PAN ABNFA8292N) a Limited Liability Partnership duly incorporated under the LLP Act, 2008, and having its registered office at Office No- 202, IInd Floor, Vikramaditya Tower, Alaknanda Market, Kalkaji, New Delhi-110019, through its Designated Partner Mr. Narendra Aggarwal (AADHAAR NO. 7429-5707-5312, PAN AAGPA1441D) SON OF SHRI RAM BILAS AGGARWAL, resident of House No. 467, Sector-21A, Faridabad, Tehsil Badkhal, District Faridabad, who has been empowered to execute this Agreement vide LLP Resolution dated 25TH February, 2022 (hereinafter referred to as the 'ATTORNEY', which expression shall unless repugnant to the context shall mean and include their successors, representatives, nominees, assigns and all those claiming through it.)

For Satish Buildwell Private Limited.

Director/Authorised Signatory

Contd...P..3.
For Advitya Residency LLP

Auth. Signatory

:: 3 ::

WHEREAS the Executant has represented themselves as absolute and exclusive owner and in lawful possession of land admeasuring 16.89375 acres situated in the Revenue Estate of Village Sikri Tehsil Ballabgarh and District Faridabad (Haryana), falling in Sector 143, Faridabad, the details whereof are fully described in the statement annexed and marked hereto as ANNEXURE-A'. (Hereinafter for the sake of brevity referred to as the 'SCHEDULED LAND').

AND WHEREAS Executant had further represented that the said land is freehold and is free from all kind of loan, mortgage, gifts, tenancies, encumbrances, charges and lien and there is no litigation in respect of the title of the said land or otherwise in any portion of the said land.

AND WHEREAS the Executant had further represented that the said land is free from acquisition proceedings and has handed over possession to M/s Advitya Residency LLP or its Nominee and has executed a Collaboration Agreement dated 27-09-2022 (hereinafter referred to the Said "Collaboration Agreement") with the Attorney, M/s Advitya Residency LLP, for the purpose of developing the Scheduled Land on collaboration basis into an Affordable Group Housing Project/Commercial project (hereinafter referred to as "Said Project").

AND WHEREAS in pursuance of the said Collaboration Agreement, the Executant is executing the present Attorney as an irrevocable attorney in favour of M/s Advitya Residency LLP, acting through its designated Partner Mr. Narendra Aggarwal or Mr. Mukesh Kumar Aggarwal who has been empowered to execute this Agreement vide LLP Resolution dated 25.02.2022, which Special Power of Attorney is being given to enable

Contd...P..4. For Advitya Residency LLP

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

Auth. Signatory

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M/s Advitya Residency LLP, solely to manage and deal with the said land for undertaking and completion of the project land including but not limited to undertaking the construction, promotion, development of Affordable Housing project/commercial project on the project land including but not limited to the said land, permission from all government authorities for undertaking construction and getting plans sanctioned, zoning done, completion formalities only in respect of the said area or any part thereof as well as covering all other aspects which may be needed to empower the nominee to successfully undertake and complete the project.

AND WHEREAS in pursuance to the aforesaid, the Executants do hereby appoint and constitute, M/s Advitya Residency LLP and its authorized representatives, by virtue of this Deed, its lawful Attorney and authorize them to do and to execute for & on its behalf, all or any of the acts, deeds, matters and things concerning the Scheduled land and under the Said Agreement and in, particular, that is to say: -

1. To sign, verify and submit Applications, Petitions, Sign *and / or* swear affidavits, indemnity bonds, guarantees, undertakings, agreements, declarations and all other such documents, on behalf of the Executants in respect of development of the Scheduled Land as are required from time to time by any Competent Authority or State /Central Govt. Department , for the purposes of obtaining permissions, No Objections, CLU, sanctions or approvals of any kind and in particular the License for development of the Scheduled Land, its layout plan, building plans, zoning plan, water, electricity and sewer connections, etc., and to raise construction on the Scheduled Land and to obtain Occupation / Completion certificate as may be required by or under any provision of law from any Government Department, Municipal Corporation of Faridabad or any Authority under Haryana Urban

For Advitya Residency LLP

Contd...P..5.

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

Auth. Signatory

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Development Laws including the Haryana Development & Regulations of Urban Areas Act, 1975, and the rules or Bye-laws framed as also the guidelines issued there under.

2. To submit forms, applications, etc., on behalf of the Executants for obtaining temporary and/or permanent connection of electricity, power, water, sewerage, drainage and Gas Line, etc., for purposes of construction and development of the Scheduled Land.
3. To deposit any kind of fee or charge including but not limited to security fee, License fee, conversion charges, internal and external development charges, renewal charges, cesses, duties, etc., in respect of the Scheduled Land with the Government of Haryana or any other authority having jurisdiction in this regard.
4. To accept service of any summons or other legal process or notice of any suit, appeal, revision and/or to appear before and represent the Executants in any court(s) including the High Court(s) and the Supreme Court, all courts in Haryana, Civil, Revenue & Criminal, Land Acquisition Collector (L.A.C.) etc., whomsoever, as the case may be, as the said Attorney shall deem fit and proper and to commence, initiate, prosecute or defend or compromise, any action, suit or other legal proceedings in any Courts, Forums, Tribunals, before the Land Acquisition Collector (L.A.C.) and/or other Statutory Authorities appointed under any Act or law and to make statements on oath or otherwise, in the course of conduct of legal proceedings connected in any manner with respect to the Scheduled Land.

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

Contd...P..6.

For Advitya Residency LLP

Auth. Signatory

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5. To sign, verify, execute plaints, suits and petitions, written statements, counterclaims, complaints, appeals, reviews, revisions, applications, affidavits, and/or any other document that may be necessary to be signed, verified and executed in any legal proceeding involving the Scheduled Land or any part of it and to cause appearances, make statements, tender evidence either oral or documentary and to admit or deny any document in the said proceedings as the said Attorney deems fit and proper.
6. To market, advertise and book for sale/lease/transfer any area in the Said Complex developed on the Scheduled Land as envisaged in the Collaboration Agreement dated 27-09-2022.
7. To sign & file any application, reply or document concerning the Scheduled Land and before any Revenue Authorities including the Sub -Registrar or any other registration authority or the Sub - Divisional Magistrate, Collector, Financial Commissioner and to apply & obtain the certified copies of any document or order concerning the Scheduled Land from any Revenue Authority, Court(s), Govt. Deptt./Authority.
8. To sign and submit challans for depositing the stamp duty or court fees concerning the Scheduled Land in Govt. Treasury or Authorized Banks and/or to sign & move application for refund of the stamp duty or court fees, as the case may be, before any competent authority.

Contd...P..7.

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

For Advitya Residency LLP

Auth. Signatory

9. To claim and receive any security, refund, deposit, etc., of any kind whatsoever made by the Attorney for & in connection with the provision of any amenity, service or facility in the proposed Said Complex to be developed on the Scheduled Land.
10. To pay internal and external development charges, rates and expenses to various authorities, as may be payable under law for and in connection with the development of the Scheduled Land till the stage of completion of construction.
11. To sign and execute the Agreements to Sell/Supplementary Agreements, to execute sale deeds and other connected papers, correspondence and documents in regard to sale and marketing of residential/commercial units developed on the Said Land in accordance with the provisions of the Collaboration Agreement dated 27-09-2022.
12. To book residential/commercial units for sale in accordance with the provisions of the Collaboration Agreement dated 27-09-2022.
13. To engage and appoint Pleaders, Advocates, Solicitors and to sign Vakalatnamas on behalf of the Executants for the purpose of appearance and to act in any court of law or before any Authority or Central/ State Govt. in matters involving the Said Land or development thereof.
14. To appoint or authorize its employees, either severally or jointly, as may be deemed necessary by the said Attorney for carrying out all or any of the aforesaid purposes.

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

For Advitya Residency LLP
Contd...P..8.

Auth. Signatory

:: 8 ::

AND GENERALLY to do and perform all acts, deeds, matters and things as may be necessary or deemed fit & proper by the said Attorney and which are not specifically mentioned in this deed, for carrying out all or any of the aforesaid purposes.

This Special Power of Attorney shall be pursuant to the Collaboration Agreement dated 27-09-2022 and limited to rights, entitlements and interest of the attorney in the said land.

I, hereby declare that this Special Power of Attorney is given in favour of the said land attorney jointly and severally and accordingly the said attorney shall be entitled to exercise independently of each other the powers conferred upon them.

I, do hereby agree to confirm and ratify that all the lawful acts, deeds and things done by my said attorney shall be constructed as acts, deeds and things done by me personally as if present.

For SATISH BUILDWELL PVT. LTD.


Director/Authorised Signatory

Contd...P..9.

For Advitya Residency LLP


Auth. Signatory

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The powers given under this special power of attorney are irrevocable.

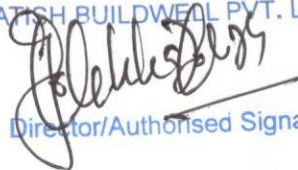
Annexure-A

Schedule of Land

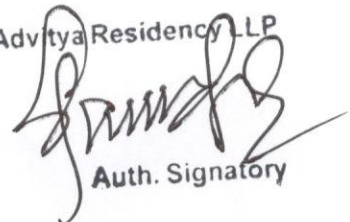
Village	Rect No.	Kila Number	Area (K-M)
Sikri	8	16/1 min	3-9
		25/2	6-17
	9	21	1-15
		16 min	4-5
		25	5-3
	10	19/1/2	2-7
		19/1/1/2	0-10
		21	8-0
		22/1	4-7
	12	1	7-3
		10	7-13
		11	7-3
	13	1	5-15
		2	4-0
		3	4-0
		4/1	0-9
		4/3	2-18
		5	6-12
		6	8-0
		7/1	5-10
		7/3	1-3
		8	8-0
		9	8-0
		10	8-0
		12/2	6-4
	14	6	8-0
		Total	135-3

OR 16.89375 Acres

For SATISH BUILDWELL PVT. LTD.


Director/Authorised Signatory

For Advitya Residency LLP
Contd...P..10.


Auth. Signatory

:: 10 ::

IN WITNESS WHEREOF, THIS SPECIAL POWER OF ATTORNEY HAS BEEN SIGNED AND
DELIVERED BY THE EXECUTANT HEREIN, ON THIS _____ DAY OF _____,
2022, IN THE PRESENCE OF WITNESSES:

SIGNED AND DELIVERED

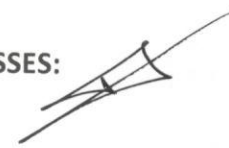
EXECUTANTS

For Advitya Residency - LLP

Auth. Signatory

WITNESSES:


1


Kr R. K. RAWAT
Advocate
Distt Court, Faridabad

For SATISH BUILDWELL PVT. LTD.


Director/Authorised Signatory

2


गजराज सिंह नम्बरदार
कूँचा गाँव, बल्लभगढ़

Reg. No.

Reg. Year

Book No.

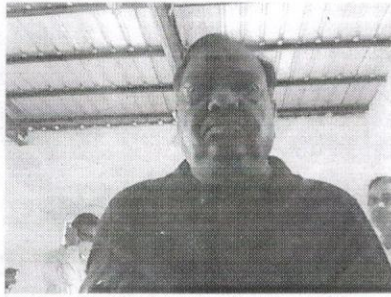
140

2022-2023

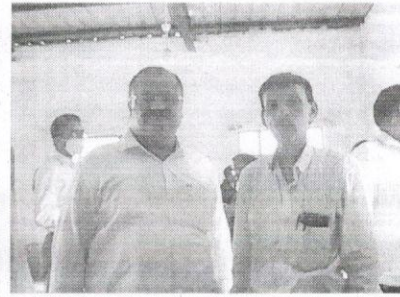
4



पेशकर्ता



प्राधिकृत



गवाह

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- MS SATISH BUILDWELL PVT LTD

प्राधिकृत :- MS ADVITYA RESIDENCY
LLP

गवाह 1 :- RAJESH RAWAT

गवाह 2 :- Gajraj गजराज सिंह नम्बरदार

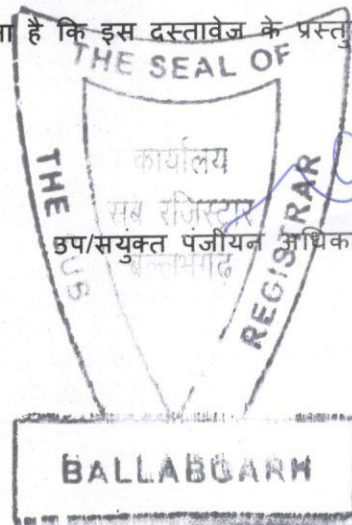
कैचा गाँव, बल्लभगढ़ प्रमाण पत्र

For Advitya Residency LLP

Auth. Signatory
Kr R. K. RAWAT
Advocate
Distt Court, Faridabad

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 140 आज दिनांक 27-09-2022 को बही नं 4 जिल्द नं 0 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 5 के पृष्ठ संख्या 100 से 104 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 27-09-2022



उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/09/2022

Certificate No. EA272022I180



GRN No. 94676304



Stamp Duty Paid : ₹ 500
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms Satish buildwell Pvt Ltd

H.No/Floor : X

Sector/Ward : X

LandMark : Neel house lado sarai

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 89*****01



Buyer / Second Party Detail

Name : Ms Advitya Residency llp

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 89*****01

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>

For Advitya Residency LLP

Auth. Signatory

For SATISH BUILDWELL PVT. LTD.

Director/Authorised Signatory