

7

Cash Receipt (First Party Copy)

Receipt Book (A)

Sub Registrar Office पन्डरी

Registration 160

Registration Date 30/08/2011

Name of Executor राम श्याम बिलडस प्राईव

Date of Execution 30/08/2011

Date of Presentation 30/08/2011

Type of Deed GPA

Transaction Value 0.00

Duty Paid thru Stamp 300.00

Registry Fees 100.00

Pasting Fees 5.00

Total Fees 105.00

Cl

Sub Registrar

पन्डरी

The applicant will receive the final document on 30/08/2011 during the office hours



हरियाणा HARYANA

160  
4

B 529698

GENERAL POWER ATTORNEY

Stamp Duty Rs. 500 Stamp



Stamp Serial No. 13183

Vendor Name Amar Kumar

Dated:- 30/08/2011

Sd/-

Layandi



(2)

THIS POWER OF ATTORNEY is executed on this 30/08/2011 by M/s Ram Shyam Builders pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at B-166, DDA Shed, Okhala Industrial Area, New Delhi-20 acting through its Directors/authorized representative, Mr Surinder Sharma S/o Late Shri Shyam Lal Gaur R/o. M-13 – Nehru Nagar 3<sup>rd</sup>, Ghaziabad, now at village Pundri, District Kaithal, Haryana, who has been authorized to execute this power of Attorney vide Resolution dated 15<sup>th</sup> July 2011 Passed by Board of Directors of the Company (hereinafter referred to as the "Executants Company")

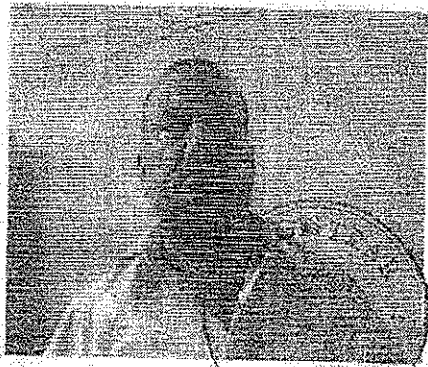
By this Power of Attorney the executants company do hereby appoint, nominate and constitute and authorize to M/s Krishna Estate Developers (P) Ltd a company registered under the Companies Act, 1956 having its registered office at H. No.- 1/11006, Gali No-4, Saptrishimarg, West Subhash Park, Naveen Shahdra, Delhi-110032 through Its Director/authorize signatory, Mr. Gajender Sharma S/o Shri Sher Singh Sharma R/o B-405, Vashundhra Vally Appartment, Sector- 6, Vashundhra Ghaziabad, as its true, legal and lawful General Attorneys for the Executants Company to do the following acts deeds and things in respect of Executants Company's owned land, i.e. Khasra No.877 Area .1520 hector i.e. 1520 Square Meter and Khasra No. 874(M), area 1.2470 Hector i.e. 12470 sq Mtr. Total measuring 13990 sq. Mtr. i.e. 1.3990 hector situated at Village Noor Nagar, pargna Loni, Tehsil & Distt. Ghaziabad and super structure built or to be built thereon. (thereinafter called the said "Land" ) as under:-

And Whereas the executants company is now executing this power of Attorney to enable the attorney to do various acts deeds and things in respect of said land.

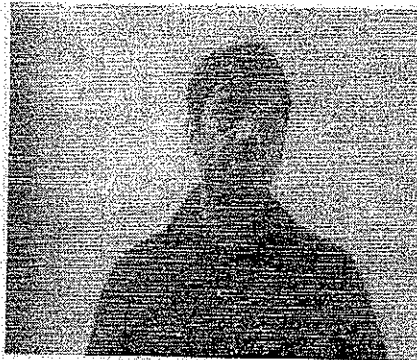
1. To prepare the necessary Plans/Drawings/Design for the Development of the Land as our attorney deem fit and submit the same to the appropriate authority or other concerned authorities for sanction and license of plan.
2. To represent for and on behalf of the Executants Company in the office of the Ghaziabad Development Authorized, U.P. power corporation Limited Municipal Corporation Revenue authority, Trade Mark registry Office Air Authority, Registrar/Sub-Registrar office, Fire Authority or any authority of the Central Government and Private Agency etc. and to sign and make any application letter, document, representation, notice and petition for all and for any license, approvals, sanctions, permissions, renewal, completion, no objection and consent required in connection with any agreement, sale deed & lease deed, development, improvement, mutation, trade mark registration and dealing of the said land and for purposes incidental thereto and to make payments of charges due and take all necessary steps and to do or cause to be done all such acts, matters and things for the purpose aforesaid.



Reg. No. 160 Reg. Year 2011-2012 Book No. 4



पेशकर्ता



प्राधिकृत



पेशकर्ता

राम श्याम विलड्स प्राइवेट लिमिटेड Thru, Director सुरेन्द्र शर्मा

*[Signature]*



प्राधिकृत

M/s Krishana Estate Developers(p) Ltd thru. Dir. Gajender Sharma



*[Signature]*



गवाह 1:- राजेश कुमार नम्बरदार

*[Signature]*

गवाह 2:- बी.एस. श्रीवास्तव

*[Signature]*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 160 आज दिनांक 30/08/2011 को बही नः 4 जिल्द नः 4 क पृष्ठ नः 39 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 4 जिल्द नः 7 क पृष्ठ सख्या 11 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 30/08/2011

उप/संयुक्त पंजीयन अधिकारी  
पन्डरी

(3)

3. To apply for and obtain necessary permissions/sanctions/approvals/licenses/no objection certificates etc. that are necessary for the commencement, continuation and completion of the development of the Land from all any concerned authorities in there name and on our behalf and appear before all statutory and other authorities in any matter touching the development of the land or incidental thereto.
4. To develop and construct on the land commercial/complexes/malls/apartment/residential house/group housing units/technology parks etc, as per the sanctioned plan with internal and external services, amenities, facilities, including compound wall, lobbies, road staircases and passages etc. either in isolation or as a part of a compact block or otherwise as our attorney deems fit.
5. To engage Architects, Engineers Contractors/agents Broker etc. and other as my attorney deem fit so execute the developmental work and market the project.
6. To purchase and use the material for the development which is suitable and good for development/construction at the discretion of our attorney.
7. To appear on behalf of Executants Company before any office of the Registrar or Sub-Registrar or any either authority, in this behalf to present for registration the aforesaid deeds and documents etc, and admit the execution thereof and give acknowledgement/receipt of the payments and to do all other acts, deeds and things that may be necessary for the registration of aforesaid documents/deeds and to receive them back when they have been duly registered and to sign and deliver proper receipts for the same.
8. To institute, conduct, defend, compromise or abandon any legal proceedings, revenue proceedings, application under UPZA & LR Act, 1950, and other matter concerning under or for the purpose of the said land and to appear and act in all the courts, or appellate tribunal, forum and other Government and private offices and to sign, verify and present pleading, plaint, written statement, petitions for execution, petitions for withdrawal compromise and other petitions or affidavits or documents as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and engage counsels, pleaders, advocates or other attorney and to sign mukhtarnamas, vakaiatnamas and warrants of attorney whenever the said attorney shall think expedient and proper to do so.

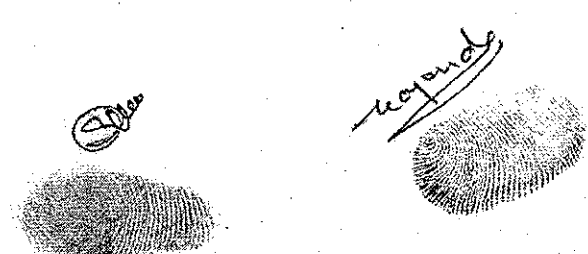
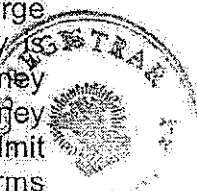
*Shree*

*Kayande*



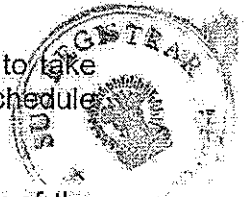
(4)

9. To enter into sale agreements with the prospective purchaser/s to fix the sale consideration, to execute sale deed/s for the sale of Schedule Property or any portion thereof and to sell the same at the discretion of my attorney. Attorney is entitled to lease mortgage and/create any charge over the Schedule property/land or any portion thereof, our attorney specifically authorized to execute deed/s of conveyance as our attorney deems fit and/or encumber the Land or any portion thereof as my attorney deems fit, present the same for registration, If required in law, admit execution, acknowledge the receipt of the sale price, sign any forms prescribed pursuant to or in connection with the such conveyance and registration, collect documents after the registration and do all things connected in this behalf including obtaining various permissions sanctions, clearances required for the aforesaid purpose, rectify, amend cancel supplement, substitute and modify and deeds/agreements/understanding/arrangements as my attorney deems fit and do all such necessary for the said purposes. To become party to and to present registration and admit execution and do every act, matter or thing necessary or proper to enable registration of all deeds instruments, contracts agreements, receipts and all other documents whatsoever for sale, mortgage, lease or otherwise dispose off, transfer the land and/or any portion thereof and to receive part of full sale consideration amount or advance money thereof, and to acknowledge the receipt of the same.
10. Our attorney is entitled to sell in their own name as my Attorney deems and execute necessary deeds of conveyance/sale deeds and other documents vis-à-vis the Schedule Property or any portion thereof.
11. To receive the sale considerations from the prospective purchasers towards the sale of built up Land or any portion thereof and issue valid receipt there for.
12. To raise loans from banks, financial institutions and others by creating any kind of charge over the Schedule property or any portion thereof and/or mortgaging/hypothecating the land or and portion thereof, to sign necessary applications, documents and all necessary papers for the said purpose and give necessary declarations, affidavits, furnish and collect the necessary document on my behalf and to do all necessary acts deeds and things for the said purpose our attorney is specifically empowered for hypothecating the land or any portion thereof and authorized to raise loans from bank and other financial institutions and others by representing himself as our duly constituted attorney and enter into any arrangement as my attorney deems fit.



(5)

13. To appear before all/any of the Governmental Semi Governmental Statutory and other authorities judicial bodies, tribunals State and Central Government, Departments etc, on our behalf to protect my right, title and interest over the Schedule property or any portion thereof and take all such necessary actions that are necessary for protecting interest as our attorney deems fit including, but not limited to Town Planning Authority, Urban Land Ceiling Authority, state pollution Control Board etc., all or any or any of the matters connected with the proposed development in the Schedule Property.
14. To apply for and obtain the commencement certificate/occupation certificate and/or completion certificate or any other certificate in respect of the land.
15. To engage or appoint any legal practitioner to initiate, conduct or to take appropriate legal action in case of any dispute pertaining to the schedule property or any portion thereof.
16. To take, prosecute or defend all the legal proceeding touching any of the matter aforesaid or any other matters in which we may or hereinafter be interested or concerned relating to the schedule property or any portion thereof and also if thought fit to compromise, negotiate, refer to arbitration, withdraw or confess judgment in any such proceedings as aforesaid.
17. To sign, verify and file the statement of claims, complaints, petitions/write petitions, applications, interim applications written statements, vakalathnama in relation to any disputes concerning schedule property.
18. To sign and execute all other deeds, instruments and assurances which my attorney consider necessary and to enter into and agree to such covenants and conditions/stipulations as may be required for fully and effectively developing/ conveying the land or any portion thereof.
19. To produce documents on my behalf to give evidence, to receive back the documents produced, to execute necessary documents, sign and verify applications for proper management of land.
20. To delegate the aforesaid power and for that purpose to appoint further attorney/s and to execute power of attorney, to do the all acts, deed and things relating to joint Development Agreement entered between us and attorney including but not limited to present the same for registration before the registering authority and including but not limit to present the same for registration before the registering authority and admit execution thereof in respect of the said land,



*Kajandh*

(6)

And Generally to do all acts, deeds and things as may be required from time to time for giving effect to the powers mentioned herein above.

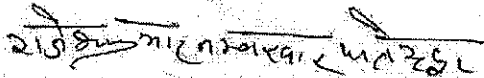
We hereby agree to ratify and confirm whatsoever our attorney shall do by virtue of these presents and hereby declare that we shall not prevent enforcement of this Power Attorney.

It is hereby clarified that the powers and authorities hereby granted are revocable and that this power of attorney shall continue to be in force, and be fully valid, until the developer and/or their nominee/s has completed the development of the project marketed the entire project on the Land pursuant to the Development Agreement executed between us and our attorney.

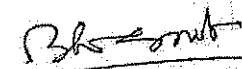
In witness whereof we the above named executants have signed this General Power of Attorney, on the day, month and the year first mentioned above in presence of .....

WITNESSES

1.




2.

  
B.S. SRIVASTAVA  
S/o Sh. R.S. SRIVASTAVA  
153 AKE, Andrapuram  
Chennai

EXECUTANT

GENERAL ATTORNEY

  
S. A. VASU  
(Advocate)  
No. 5, Sanjay Road  
Delhi-110057



6 दिवसी

प्रलेख नं: 160

दिनांक 30/08/2011

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	पुन्डरी
गांव/शहर	पुन्डरी
धन संबंधी विवरण	
रजिस्ट्रेशन फीस की राशि 100.00 रुपये	स्टाम्प ड्यूटी की राशि 300.00 रुपये
	पेस्टिंग शुल्क 5.00 रुपये
रूपये	

Drafted By: सी.एल. राठी एडवोकेट

यह प्रलेख आज दिनांक 30/08/2011 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी राम श्याम बिल्डर्स प्राइवेट लिमिटेड/पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्याम लाल गोड निवासी पुन्डरी द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी  
पुन्डरी

श्री राम श्याम बिल्डर्स प्राइवेट लिमिटेड Thru, Director सुरेश

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी M/s Krishana Estate Developers(p) Ltd thru Dir. Gajender Sharma साक्षी है।

प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राजेश कुमार नम्बरदार पुत्र/पुत्री/पत्नी श्री

निवासी फतेहपुर व श्री/श्रीमती/कुमारी बी.एस.श्रीवास्तव पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी आर.एस.श्रीवास्तव निवासी राजगढ़ में की।

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

दिनांक 30/08/2011

उप/संयुक्त पंजीयन अधिकारी  
पुन्डरी