

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

हरियाणा HARYANA

215363

86  
8313

GENERAL POWER OF ATTORNEY

Stamp Duty Rs.500/-

Stamp Vendor Name: Bhavot Cont Tanya

Stamp Serial No.: 158297

Dated: 5/3/13

Contd...p/2...

M/s Nitya Realtech Pvt. Ltd.

Nishant  
Signature  
Auth. Signatory

bharam  
Auth. Signatory

Director



58297  
5-743

Rajpal s/o Brahmjeet U.P.  
G.P. A to Nitya

518  
FIVE HUNDRED  
RUPEES

प्रलेख नः 86

दिनांक 08/03/2013

डॉट संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील बौदकला  
गांव/शहर बौद कला

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 500.00 रुपये  
रजिस्ट्रेशन फीस की राशि 100.00 रुपये  
पेस्टिंग शुल्क 3.00 रुपये

यह प्रलेख आज दिनांक 08/03/2013 दिन शुक्रवार समय 2:23:00PM बजे श्री/श्रीमती/कुमारी M/s R.K.S. Buildcon India Pvt. Ltd. thru ब. Rajpal Tyagi K-I-3 Kavi Nagar Ghaziabad UP Now at Bound Kalan द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उप/संबुक्त पंजीयन अधिकारी  
बौदकला

श्री M/s R.K.S. Buildcon India Pvt. Ltd. thru ब. Rajpal Tyagi(OTHER)

उपरोक्त पंशक्तों व श्री/श्रीमती/कुमारी व. Punit Tyagi अधिकृत हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी धीरेंद्र नम्बरदार पुत्र/पुत्री/पत्नी श्री निवासी लाम्बा व श्री/श्रीमती/कुमारी कपिल पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी लजपालसिंह निवासी किल्लो ने की। साक्षी नः 1 को हम नम्बरदार/अधिबक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 08/03/2013

उप/संबुक्त पंजीयन अधिकारी  
बौदकला

M/s Nitya Realtech Pvt. Ltd.  
Auth. Signature



THIS POWER OF ATTORNEY is executed on this ..... **March 2013** by M/s R.K.S. Buildcon India Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 220, Village Buradi, Delhi-54 acting through its Directors/authorized representative, **Mr. Raj Pal Tyagi S/o Mr. Braham Jeet Tyagi R/o K-I-3, Kavi Nagar, Ghaziabad, U.P** now at Village Bondh Kala, Distt. Bhiwani, Haryana, who has been authorized to execute this Power of Attorney vide Resolution dated **18-Feb-2013** passed by the Board of Directors of the Company (hereinafter referred to as the "Executant Company").

By this Power of Attorney the executant company do hereby appoint, nominate and constitute and authorize to **M/s Nitya Realtech Pvt. Ltd.** a company registered under the Companies Act, 1956 having its registered office at **220, Opposite Vaternity Hospital, Burari, Delhi-110084** through its Director/authorize signatory, **Mr. Punit Tyagi S/o Mr. Raj Pal Tyagi R/o K-I-3, Kavi Nagar, Ghaziabad, U.P** who has been authorized in terms of the resolution passed in the meeting of Board of Directors on **18-Feb-2013**, as its true, legal and lawful General Attorneys for the Executant Company to do the following acts deeds and things in respect of Executant Company's owned land, i.e. Khasra No.1060, area 6193.57 sq. Mtr. + Road 1831.42 sq. mtr. = 8024.99 sq. mtr. OUT OF AREA MEASURING 0.9970 HECTARE (i.e. 2.46366 ACRE), BEARING KHATA NO. 458, KHASRA NO. 1060, SITUATED AT VILLAGE NOOR NAGAR, PARGANA LONI, TEH. & DISTT. GHAZIABAD, UP., having purchased from (1) Smt. Savitri W/o Late Shri Sardare & (2) Shri Om Dutt S/o Late Shri Sardare, vide Sale Deed duly regd. as DOC. No. 9042, in Addl. Book No. 1, Vol. No. 2975, on pages 103 to 149, on dated 29.12.2007, in the office of S.R. II, Ghaziabad, U.P.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 executant 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.

*Raj Pal Tyagi*

**M/s Nitya Realtech Pvt. Ltd.**  
*Nishant*  
Auth. Signatory  
*Sharma*  
Auth. Signatory



Reg. No.

86

Reg. Year

2012-2013

Book No.

4



पेशकर्ता



प्राधिकृत



गवाह

पेशकर्ता

च. Rajpal Tyagi

प्राधिकृत

ब. Punit Tyagi

गवाह 1:- श्रीमति लक्ष्मीदेवी

गवाह 2:- कपिल

### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 86 आज दिनांक 08/03/2013 को बही न: 4 जिल्द न: 1 के पृष्ठ न: 22 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त यही सख्या 4 जिल्द न: 16 के पृष्ठ सख्या 17 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 08/03/2013

उप/संयुक्त, पंजीयन अधिकारी  
बोदकला

Mrs Nisha Realtech Pvt. Ltd.

Auth. Signature

Auth. Signature



2. To represent for and on behalf of the Executant Company in the office of the Ghaziabad Development Authority, U.P. Power Corporation Limited Municipal Corporation Revenue Authority, Trade Mark Registry Office Air Authority, Registrar/Sub-Registrar Office, Fire Authority, Jal Nigam, other Government Authorities Local, Competent 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 lease, 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 to take all necessary steps and to do or cause to be done all such acts, matters and things for the purpose aforesaid.
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 their 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 others as my attorney deem fit to 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.

M/s Nitya Realtech Pvt. Ltd.

Nishant  
Sharma  
Auth. Signatory

12/10/2014  
bhanu  
Auth. Signatory



7. To appear on behalf of Executant Company before any office of the Registrar or Sub-Registrar or any other 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 pleadings, 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, Vakalatnamas and warrants of attorney whenever the said attorney shall think expedient and proper to do so.
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 is 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/understandings/arrangements as my attorney deems fit and do all such necessary acts, deeds and things

M/s Nitya Realtech Pvt. Ltd.

Nishant  
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that are 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 or 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 fit and execute necessary deeds of conveyance/sale deeds and other documents vis-a-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 any 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 documents on my behalf and to do all necessary acts deeds and things for the said purpose our attorney is specifically empowered/authorized to raise loans from banks and other financial institutions and others by representing himself as our duly constituted attorney and enter into any arrangement as my attorney deems fit.
13. To appear before all/any of the Governmental Semi Governmental Statutory and other authorities judicial and Quashi 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 my 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 of the matters connected with the proposed development in the Schedule Property.

M/s Nitya Realtech Pvt. Ltd.

Nishant  
Sharma  
Auth. Signatory

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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 out attorney shall do by virtue of these presents and hereby declare that we shall not prevent enforcement of this Power of 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 Agreement executed between us and our attorney.

In witness whereof we the above named executants have duly executed on this ..... day of March 2013

Signed and Delivered by

The within named Executants.

For M/s Nitya Realtech Pvt. Ltd.

MR. Raj Pal Tyagi

S/o Mr. Braham Jeet Tyagi

R/o K-1-3, Kavi Nagar, Ghaziabad, U.P

Accepted

Attorneys

M/s Nitya Realtech (P) Ltd. through its Director/authorize signatory, Mr. Punit Tyagi

In Presence of Witnesses:-

1. BL Suman

2. Kapil Dev

KAPIL DEV S/o T P. Singh  
H-1/25 East Gokul Pur Day

M/s Nitya Realtech Pvt. Ltd.

Nishant  
Auth. Signatory



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 proceedings 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, plaints, petitions/writ 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 limited to present the same for registration before the registering authority and admit execution thereof in respect of the said land.

M/s Nitya Realtech Pvt. Ltd.

Nishant  
Auth. Signatory

Auth. Signatory