



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

Before Sub Registrar Kharar.

**GENERAL POWER OF ATTORNEY**

Stamp Papers for sum of Rs.1000/- Dated 05-12-2018,  
No. L255335, L255336, issued by Ravinder Kaur, Stamp  
Vendor, Kharar, License No. 146/Ropar.

This Deed of Power of Attorney is executed at Kharar today on dated 5<sup>th</sup> Dec, 18

by

M/s **Navdesh Builders**, a partnership firm having its registered office at SCF No. 11, New Grain Market, Sector 20, Panchkula, duly represented, through its partner Sh. Dogar Chand Mittal son of Sh. Hari Dass Mittal having authority from his other partner Sh. Navraj Mittal son of Sh. Ram Kumar Mittal and Sh. Sanchit Sekhwal son of Sh. Vishnu Prakash Goyal.

(Herein after referred to as '**Owner/Executant**') the party of the first part which expression shall unless repugnant to the context or meaning thereof be deemed to include its members and their respective heirs, their transferees, its committee, successors, liquidators, executors, administrators, permitted assignees and nominees

in favour of

M/s **Primary Estates and Developers** (PAN No. AAVFP3980F) a partnership firm having been registered office at House No. 189, Phase 02, Mohali, Punjab - 160055 through its Partner Sh. Samar Mohan Ranga son of Sh. Jai Pal Ranga having the authority of other partner namely Sh. Vijay Rana, Sh. Jashneet Singh, Gulshan

NOTARY

ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

Wadhawan and Ashish Sachdeva (Herein after referred to as "the **Attorney Holder**"/"Beneficiary") .

*which expression shall unless repugnant to the context or meaning thereof be deemed to include its members and their respective heirs, their transferees, its committee, successors, liquidators, executors, administrators, permitted assignees and nominees*

**WHEREAS**, the Owner/Executant is well & sufficiently entitled to all that piece and parcel of land admeasuring 19 bighas and 10 biswas the details of which is written hereunder Schedule A situated under Village Khanpur, Hadbast No. 183, Tehsil Kharar, District Sahibzada Ajit Singh Nagar (SAS Nagar) (Mohali), Punjab - India and the same has duly been marked on the Shizra plan which is annexed hereto is **Annexure A**. (Hereinafter referred to as "**the said property**")

**AND WHEREAS**, in pursuance of the Joint Development Agreement dated 1.03.2018 (herein after jointly referred as "**JDA**"), the clauses and contents of the same shall be read as part and parcel of the present GPA, the executant has made available/facilitated the said property to the Attorney and in pursuance thereof the Attorney has agreed to develop the said property as Group Housing Residential Project after obtaining all and every requisite approvals from the competent



**AND WHEREAS**, the executant in furtherance of the said JDA and after having received the initial adjustable consideration amount for granting development, construction, marketing and sale rights in the said property are desirous to appoint the aforesaid Attorney to deal with the said project and to do various acts, deeds and things written hereunder:

NOW, THEREFORE, KNOW ALL MEN AND THESE PRESENTS WITNESSTH THAT we, the executants above named, do hereby constitutes, nominates and appoints **M/s Primary Estates and Developer ("the attorney")** duly represented through its either of the partners or person so authorised by them by way of Letter of authority to do the following acts, deeds, matters and things in respect of the said project being developed on the said property in our name and on our behalf :

1. To sell, lease, book transfer or assign the plot/flats/villas/floor/commercial shop and block sale of the independent residential units/ Plot being constructed and for that purpose to sign/execute registration form, application form, issue allotment and booking letters, execute agreement to lease, lease deed, agreement for sale, sale deed, transfer deed, exchange deed, relinquishment deed, assignment deed and any other documents as may be required in this regard, to receive advance sale consideration/bayana, booking amount, full and final sale price, earnest money etc. from/with prospective buyers, allottee etc. and to present the same for registration before the concerned registering authority and to admit execution thereof. In the absence of signatures of attorney on the sale deed or of any other person so specifically authorised by the attorney in writing, the sale deed would not be considered to have been executed on our behalf. Further, the attorney shall be fully authorised to execute and sign all and every such documents as may be required to be signed by any financier or the bank for the purpose of raising loan for the construction of the said property.
2. To commence, carryout and complete and/or cause to complete the developmental/construction activity on the said property as per the approved building plan, as per their own free will and choice including any amendments thereof.
3. To look after, manage and deal with the said property in any manner as the attorney may deem fit as per the guidelines and directions of statutory body /authority or law in force and the same shall have an automatic approval / sanction from our side.

DIARY

thereof and to do all matters incidental to getting the said deeds etc., duly registered.

5. To issue allotment letters, execute and sign all and every kind of Buyer Agreements and execute sale deeds of the said property and further to commit all terms and conditions in respect of the proposed Plots being constructed on the said property and be accountable thereof. Also our attorney shall be fully entitled to issue permission to mortgage and entering into any kind of tripartite agreement in respect of the plot being developed and/or flats being constructed on the said property with any bank or financial institution on case to case basis and lien of the bank shall be treated as paramount charge on the respective property mortgaged with them and we shall acknowledge and honour the said lien of any bank or financial institution in totality as if the same has been granted / marked by us and shall adhere to the terms and conditions, if any, of the afore stated tripartite agreement as well. However, all such allotment letters as also the Buyers Agreement shall be countersigned / witnessed by one of the representative/authorized representative of the owners/Executants without which the said document shall be termed as invalid.
6. To accept the payments from the allottees of the said plots/ flats being constructed and/or from the banks / financial institutions from which the allottees of the said property might be obtaining loan and deposit the same in the designated **Escrow Account bearing Account No. 50200030839621** opened with **H.D.F.C. Bank Limited, Panchkula, Haryana** only and shall also be entitled to apply for and obtain completion certificate in respect of the said property with the concerned Municipal authorities or PUDA or GMADA or any other authority having the force of law at such time in this respect and to grant possession of the plots/ flats to the respective allottees upon its completion.
7. To receive the sale consideration in their own name but shall be deposited in the designated Escrow account opened in that respect. No payment shall be received in Cash by the attorney holder.
8. To commence, prosecute, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of the said property including the appeals, revisions whether civil or criminal, original or appellate before any court, tribunal, quasi judicial authority or before any kind of arbitration proceedings including before all and every kind of taxation authorities etc. for any / all issue related to the said property or the units developed on the said property.

the same has been signed by the authorised representative of the owner/  
executants hereto as confirming party.

10. To sign all and every documents as may be required by the bank for sanctioning and disbursing the construction finance loan on the said property as per the terms of the said JDA and mortgage the property with the said bank.
11. To apply for and obtain licenses, permissions, NOC from all the concerned / competent authorities like GMADA/PUDA, Municipal authorities, Town Planning Department Punjab, Police Authorities, NHAI, Fire department, Pollution Control Board, Tax Authorities, Environmental agencies / authorities / board etc., Licensing authorities, Labour authorities and authorities in charge of sewer, water electricity, highway, to obtain CC/OC, Municipal authorities and/or any other concerned authorities under Local/State/Central Government including Income Tax Department, and any other concerned department for developing of the said land under the provisions of applicable laws, Rules etc. and for that purpose to submit all the necessary Applications, Drawings, Undertakings, Agreements, Affidavits, Bank Guarantees, Indemnity Bonds and/or all other papers and documents as may be required from time to time by the concerned authority / authorities and issue valid receipts.
12. To apply for and obtain fresh building plan or revised or renewal of the layout of plots and/or building plan pertaining to the project duly applied for and obtain the same from competent authorities i.e. GMADA/PUDA, Municipal Authorities, Urban Development Department, Town and Country planning department etc. in the name of the project herein on our behalf
13. To appear before any Land Acquisition officer or similar authorities and defend, prosecute their cause in respect of the said property in their own name as the same may be sufficed and also to pay and / or receive all and kind of compensation in respect of the said property in case of any acquisition or the said property or any part thereof in their own name as the case may be, as per their own choice and utilise the same for their own benefit.

And in general, to do all other Acts, Deeds, matters and things whatsoever in or about said property and its affairs herein either particularly or generally described for the basic intent and purpose that the attorney can deal with the said property in any manner it like with full powers being vested in them granted by "JDA".

AND WE HEREBY agree that the acts done by our attorney in respect of above powers conferred on him and it would be deemed to have been done by us. However, It is hereby clarified that any / all act out of scope of this Power of Attorney shall be deemed to be done by us. All stamp duty

treated as cancelled with the immediate effect with the execution of this present GPA.

Schedule A

Land measuring 19 bighas and 10 biswas comprising as under :

S. NO.	KHEWAT NO.	KHATONI NO.	KHASRA NO.	SHARE	LAND (BIGHA - BISWAS - BISWASI )
1.	302	307	667(3-4)	4122/6400 share	2-1-4
			666(2-6)	678/4600 share	0-6-15.5
2.	306	311	664(4-16)	1/2 share	2-8-0
3.	301	306	666(2-6)	29/46 share	1-6-0
			659(3-4), 662(3-13) - Kitte 2	475/548 share	5-18-15
4.	302	307	667(3-4)	439/6400	0-4-7.8
5.	303	308	668(3-14), 1469/669/1(2-17) - Kitte 2	28/262	0-14-0
6.	304	309	663(5-13)	101/595	1-0-4
7.	305	310	661(5-13)	111/113 share	5-11-0
situated in Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar ( Mohali ) - Punjab.					

M/s Navdesh Builders  
Through its Partner Sh. Doger Chand Mittal.  
Adhaar No.950716193188  
Phone No.: 9818224544

Owners / Executants

We accept the same in toto

Mr. Samar Mohan Ranga  
Adhaar No.: 538734695961  
Phone No.7696000036

Partner - M/s Primary Estates & Developers  
**Attorney Holder/Beneficiary**

हस्ताक्षर  
पिह ईश्वरजी (मोहाली)

**WITNESSES:**

1.

2. Mukesh Kumar Son of Sh.Kanhaiya Lal  
H.No. 8229-C, First Floor, Sector-125  
Sunny Enclave, Kharar, Tehsil Kharar  
Distt. S.A.S.Nagar (Mohali).  
Adhaar No.: - 736201382313

11/11/18

**ਦਸਤਖਤਾਂ ਦੀ ਤਸਦੀਕ**

Doc No: 2618000100000

ਮੁਖਤਾਰਨਾਮਾ ਆਮ ਮਾਲੀਅਤ - Rs. 7500, ਮਾਲੀਅਤ - Rs. 1000

ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ - Rs. 200, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ਼ - Rs. 2000, ਪੋਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ

**NAWDESH BUILDERS THROUGH DOGER CHAND MITTAL**

**HARI DASS MITTAL** ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼

08 Dec-2018 17:16 - Wednesday ਸ਼ਰਾ - 04:59:59 pm



**NAWDESH BUILDERS THROUGH DOGER CHAND MITTAL**  
(ਵਿਅਕਤੀਗਤ)

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

NAWDESH BUILDERS THROUGH DOGER CHAND MITTAL ਸਦੀ ਹੋਵੇ **HARI DASS MITTAL** ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਸਬ ਰਜਿਸਟਰਾਰ ਵਿਖੇ ਪਤਕੇ ਸੁਣਾਏ ਗਏ। ਜੋ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪ੍ਰਵਾਨ ਕੀਤੀ। ਮੁਖਤਾਰਨਾਮਾ ਆਮ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ. ਸੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਮੁਖਤਾਰਨਾਮਾ ਆਮ ਦੁਆਰਾ ਜਾਰੀ ਕੀਤੀ ਗਈ ਰਾਹੀਂ ਪਹਿਲਾਂ ਦਸਤਾਵੇਜ਼ਾਂ ਦੇਣਾ ਹਿੱਸਾ ਦਾ ਸਨਅਤ ਗਵਾਹ ਨੰਬਰ। **HARMINDER SINGH** ਅਤੇ **MUKESH KUMAR** ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਜੋ ਪਹਿਲਾਂ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ ਜਾਣਦਾ ਹੈ, ਜੋ ਪਤਾ ਹੈ ਕਿ ਉਹ ਇਸ ਵਿੱਚ ਕਰਮਚਾਰੀ ਮੰਨ ਕੀਤੀ।

ਪਿਤਾ ਦਾ ਨਾਮ

ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ  
ਕਿਸਮ

ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ  
ਸੰਬੰਧ

ਦਿਨਕੁਮਾਰ ਪੇਨ  
ਕਾਰਤ

**NAWDESH BUILDERS THROUGH DOGER CHAND MITTAL**

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

08 Dec-2018

ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

ਦੂਜੀ ਪਹਿਚਾਣ ਦਾ  
ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ



**PRIMARY ESTATES AND DEVELOPERS THROUGH SANJAY MOHAN RANGA** (ਵਿਅਕਤੀਗਤ)

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ ਅਤੇ ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ ਵਿਚ ਲਗਾਏ ਗਏ

08 Dec-2018

ਸਬ ਰਜਿਸਟਰਾਰ ਸਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

ਦਸਤਖਤ ਨਿਸ਼ਾਨ ਅਨੁਸਾਰ

*[Handwritten signature]*