

19/11

boA



Government of Punjab e-Registration Fee Receipt

Receipt No. PB1327087006832
Issue Date: 12/11/2020 13:48
ACC Belonging: NONBIMMOBTUAINZIMKPU0
Furnished by: GBP REAL ASSETS
Registration Fees Paid By: GBP REAL ASSETS
Property Description: LAND AT GULABGARH
Purpose: 48 - Power Of Attorney

Particulars	Amount (Rs.)
Registration Fees	₹ 400
Mutation Fees	₹ 0
Passing Fees	₹ 200
PLRS Facilitation Charges	₹ 2000
Infrastructure Development Fees	₹ 0
Service Charges	₹ 0
Total Amount:	₹ 2600

(Rupees Two Thousand Six Hundred Twenty Only)

Statutory Alert: This is a receipt of fees received and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.apnclt.com/Registration>



For GBP REAL ASSETS

Ajay Kumar

Partner

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

Rs. 500

पाँच सौ रुपये

INDIA NON JUDICIAL

M 531578

ਪੰਜਾਬ ਮੰਜਾਬ PUNJAB

OFFICE OF THE SUB-REGISTRAR DERA BASSI

GENERAL POWER OF ATTORNEY

Stamp Paper

Rs. 2,000/-

This General Power of Attorney (the "GPA") is executed at Dera Bassi today i.e. on 22nd day of June, 2020 (22/06/2020)

BY

M/s J.B ENTERPRISES, a Partnership Firm having its registered office at Bhawanigarh Road, Samana Distt. Patiala through its Partner Mr. Tarun Kumar S/o Sh. Rajinder Kumar R/o Samana Herein after referred to as 'Owner', the party of the first part)

In favour of

M/s GBP REAL ASSETS, a Partnership Firm having its registered office at Cabin No. 14, First Floor, GBP Business Square, Barwala Road, Derabassi, Punjab-140507 India, through its Partner Mr. Ajay Kumar S/o Sh. Mohinder Kumar R/o Ward No. 8, Dardi Colony, Samana, Tehsil Samana, Distt. Patiala (Herein after referred to as 'DEVELOPER'), the party of the second part).

For GBP REAL ASSETS

Ajay Kumar

Partner

For J.B. ENTERPRISES

Partner



M 531579

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WHEREAS:

A The Executant/Owner company is the lawful owner of the land total measuring 88 bighas and 19 biswas equivalent to 18.378 acres falling in Rakba Mouja Banur, Tehsil & District Sahibzada Ajit Singh Nagar (SAS Nagar) (Mohali), Punjab, as detailed hereunder:-

Khewat Khatoni No. 40/49, 401/454, 457/537 Khasra No.. 693 (4-0), 695 (3-16), 7470/694(3-16), 690/1 (1-18), 692/1 (2-7-5), 7468/691/1(2-7-5), 7469/691/1(0-7), 7471/694(0-4), 696/1(3-2), 698/1(3-6), 697/1(3-6) Kite 11 Rakba 28 Bighe - 9 Biswe - 10 Biswasi Situated in Village Banur, Distt. S.A.S. Nagar, Mohali, Land Situated in Village Banur, Distt. S.A.S. Nagar, Mohali, Total Land 28 Bigha - 9 Biswe - 10 Biswasi.

khata No.401/454, Khasra No. 690/2 (1-3), 692/2 (3-18-15), 7468/691/2 (1-12-15), 7469/691/2 (0-5), Land 6 Bigha-19 Biswe-10Biswasi and Khata No.1246/1811, 1245/1810, Khasra Nos. 303 (4-0), 306 (4-0), 307 (4-0), 328 (4-0), 330 (4-0), 331 (4-0), 332 (4-0), 311 (4-0), 326 (4-0), 327 (4-0), 333 (3-10), 7689/310 (3-12), 7691/329 (3-12), Land 50 Bigha-14 Biswe being 35/507share = 3Bigha-10Biswe, khata No.1038/1252, Khasra No. 359 (4-0), 9041/358 (2-8) Land 6 Bigha-8 Biswe, Khata No.1039/1253, Khasra No. 357 (2-4), 9040/358 (1-12), Land 3Bigha - 16Biswe. Situated in Village Banur, Distt. S.A.S. Nagar, Mohali, Land Situated in Village Banur, Distt. S.A.S. Nagar, Mohali, Total Land 20 Bigha - 13 Biswe - 10 Biswasi.

For GBP REAL ASSETS For J.B. ENTERPRISES

Ajit Kumar

Partner

Partner



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khata No. 1245/1810, Khasra No. 303 (4-0), 306 (4-0), 307 (4-0), 328 (4-0), 330 (4-0), 331 (4-0), 332 (4-0), 28Bigha - 0 Biswa 2/3 Share 18 Bigha - 13-1/3Biswa, Khata No. 1246/1811, Khasra No. 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12), 7691/329(3-12) Land 22 Bigha 14 Biswa share 397/681 Land 13 Bigha - 4-2/3 Biswa Land Situated in Village Banur, Distt. S.A.S. Nagar, Mohali Total Land 31 Bigha 18 Biswa - 0 Biswasi

Khata No. 1210/1773, 1211/1774, Khasra No. 292(4-0), 293(4-0), 295(2-19), 296(5-3), 297(3-8), 298(4-0), 299 (4-0), 300 (4-0), 301 (4-0), 302 (4-0), 294(4-15) Kite 11 Land 44Bigha-5Biswa-0Biswasi share 158/885 measuring land 7 Bigha- 18 Biswa - 0 Biswasi Land Situated in Village Banur, Distt. S.A.S. Nagar, Mohali

B AND WHEREAS, in pursuance of the Joint Development Agreement dated 22/6/2010 ("JDA") the clauses and contents of the same may be read as part and parcel of the present GPA, the Executant has made available/facilitated the said land to the Attorney and in pursuance thereof, the Attorney shall be investing huge money in completing and further developing the said land in terms of the said JDA;

C In pursuance and in furtherance of the said JDA, the Owners do hereby appoint, nominate and constitute the Attorney as their true and lawful attorney in respect of various actions and things as mentioned hereunder and such actions as may be required

For GBP REAL ASSETS

[Signature]

Partner

For J.B. ENTERPRISES

[Signature]

Partner



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for to enable the attorney to run, sell and complete the said project in their own name and as per their choice;

NOW THESE PRESENTS WITNESSETH THAT, the Owners, do hereby appoint, nominate and constitute M/s GBP Real Assets, through their any authorised signatory to be their true & lawful Attorney, to execute and perform, to do all or any of the following acts, deeds and things in their name and on their behalf:

1. To represent the executant and submit applications to various governmental authorities pertaining to Land for undertaking any development/use by obtaining or modifying the relevant approvals, sanctions required for development, construction and completion of such development;
2. To develop the Land by making construction/additions/alteration, after seeking permission from the concerned government authority in this regard, including appointment of sub-contractors to perform any of its obligations herein;
3. To make such declarations, representations and warranties in respect of the Land, as the Attorney may deem fit, and to undertake any obligations and indemnities, for and on behalf of the Owners;
4. To accept notice and service of papers from any court, tribunal, postal and /or other authorities and/or person in respect or in connection with the Land;
5. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings, including any demands touching any of the matters aforesaid

For GBP REAL ASSETS

Ajay Kumar

Partner

For J.B. ENTERPRISES

[Signature]

Partner

or any other matters relating to the Land, and also if it thinks fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding aforesaid, before any Court or other governmental authority;

6. To make and file for insurance claims and other compensations, in respect of the intended Development or any part thereof, and the Land at its own cost;
7. To handle and undertake all dealings and transactions with customers pertaining to marketing/ selling/ handover and allotment of all the units in the Development or any part thereof, including negotiating the prices, taking bookings, receiving booking amounts, issuing allotment letters and signing thereupon in their own name through their authorised signatory, formulating and deciding the marketing and sales strategy/policy, setting up customer care centres, site offices for client dealing etc.;
8. To issue allotment letters, possession letters besides issuing permission to mortgage / letter of lien marking in favour of various banks and financial institutions in their own name through their authorised signatory under their letterhead for the loan to be obtained by the prospective purchasers of the individual flat allottees of the said project for their respective Home Loans only and also to give any undertaking etc. in that respect to any bank or financial institution in any manner and owner confirm to honour all such letters so issued by the attorney holder in every possible manner.
9. To appear before the concerned governmental authority and/ or officers and also all other state, executive, judicial or quasi-judicial, municipal and other authorities, including the Sub-Registrar of Assurances, stamping authorities, notary public for all matters connected with the Development;
10. To accept the payments from the allottees of the said flats/units/development being constructed and/or from the banks/financial institutions from which the allottees of the said property might be obtaining loan;
12. To appear before the concerned authorities for registration and stamping and mutation for any and all units in the Development and to do various acts, deeds, matters, things and to sign and deliver all writings, applications, forms, affidavits, declarations and other documents in relation to the Development;
13. To execute and submit all relevant documents and to do all such acts and things as may be necessary or required to obtain an approved project financial number/code in respect of the Development for the purpose of the home loan to be availed by the purchasers/transferees of any Unit(s);

✓ For GBP REAL ASSETS

Ajay Kumar

Partner

For J.B. ENTERPRISES

Partner

14. To get the Land and the units developed thereupon assessed for taxes and levies, to pay the same and to get the refund thereof, if paid in excess;
15. To generally do any such acts, deeds and things as may be necessary or required to be undertaken in respect of the Land and the development, as the Attorney may, in its sole discretion, deems appropriate; and

AND the Owners hereby agree and represent that it is fully empowered and authorized to issue this GPA. And it has been understood between the parties hereto that this attorney is not revocable since the attorney herein has invested and shall be further investing huge money in the development and shall carry out vast construction on the said land and as such therefore this Power of Attorney shall be Irrevocable which shall not be cancelled under any circumstances without written consent of both the parties except in case of breach of the terms and conditions of the said JDA and/ or its termination thereof;

AND the Owners hereby authorize the Attorney generally to do, perform and execute all acts, deeds, matters and things relating or ancillary to or connecting or touching this GPA as fully and effectually as if they could do if they were personally present and had been done, performed or executed by the Owners themselves.

AND the Owners hereby ratify all acts and things done or to be done by the said Attorney in pursuance of the powers herein contained.

AND the Owners acknowledge that they shall be liable for any and all acts, deeds and things done or executed by the Attorney for and on their behalf, under the powers granted to it under this GPA.

IN WITNESS WHEREOF, the Owners have hereunder set its hand and seal this day of 22nd June 2020.

Witnesses:

1. Pawan Kumar Nambardar
Village Lalru.

2. Labh Chand Nambardar
Village Gholumajra.

श्री ३३

Owner/Executant
M/S J.B Enterprises Through:-
Mr. Tarun Kumar

M/S GBP REAL ASSETS through
Mr. Ajay Kumar

ON BEHALF OF
GRAMBHAJI VOLAT
22-06-2020

For GBP REAL ASSETS

Ajay Kumar

Partner



Deed Endorsement

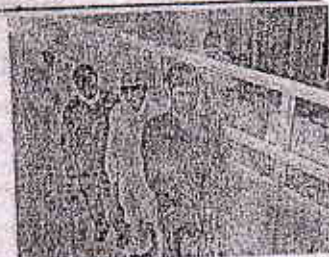
Token No :- 20200000242217

Deed Type :- General Power of Attorney, Value :- Rs.0/-, Consideration Amount :- Rs.0/-
 Stamp Duty :- Rs. 2000, Registration Fee :- Rs. 400, Normal appointment fee :- Rs. 500, PLRS
 Facilitation charges :- Rs. 2000, Pasting fee(Punjab) :- Rs. 200.

Sh./Smt. J B ENTERPRISES THROUGH TARUN KUMAR s/o/d/o/w/o
 has presented the document for registration in this office
 today dated :- 22-Jun-2020 Day :- Monday Time :- 04:57:51pm

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar



J B ENTERPRISES THROUGH
 TARUN
 KUMAR(Colonizer/Company)

The contents of the document were read out to Sh/Smt J B ENTERPRISES THROUGH TARUN KUMAR
 s/o/d/o/w/o who having heard, admitted the same to be correct. An amount of Rs. - on account of General
 Power of Attorney has been received in front of me and the balance amount has already been received
 through Cash/Cheque/Demand Draft/RTGS.

Both the parties have been identified by 1. PAWAN KUMAR (Identifier) 2. LABH CHAND, (Witness). I know
 the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below
 mentioned documents.

Party Name	Document Type	Document Number	Income Tax PAN CARD
J B ENTERPRISES THROUGH TARUN KUMAR			

Hence the document be registered

Date :- 22-Jun-2020

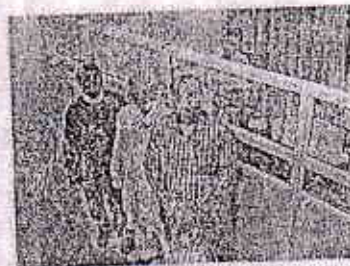
Signature of Sub Registrar/Joint Sub Registrar

Witness

1. 2.

(First Party)

(Second Party)



GBP REAL ASSETS THROUGH AJAY KUMAR (Colonizer/Company)

Abp... & thumb Impression are affixed in my presence.

Date :- 22-Jun-2020

Signature of Sub Registrar/Joint Sub Registrar

Document No :- 2020-21/14/4/19

Book No :- 4

Volume No :-

Page No :-

The Registered document has been pasted

For GBP REAL ASSETS

Partner

(Jasbir Kaur)

Signature of Sub Registrar/ Joint Sub Registrar
 SRO - DERA BASSI